



59 Glengarry Road, Perth, PH2 0AN

Offers Over £185,000



NEXTHOME

ESTATE & LETTING AGENTS

Buying with Next Home

59 Glengarry Road, Perth, PH2 0AN

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Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

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If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

Craigie is a popular residential area of Perth, well placed for easy access to the city centre and a wide range of everyday amenities. The area is served by local shops, schools and community facilities, with Tesco, Craigie Golf Course and the Glenearn Community Campus all within easy reach. Perth city centre offers a broader selection of shopping, restaurants, leisure facilities and transport links.

The location is also ideal for commuters, with convenient access to the A90 and M90 providing straightforward connections towards Dundee, Edinburgh, Stirling and beyond. With established residential streets, green spaces and excellent local amenities, Craigie remains a sought-after area for families, first-time buyers and commuters alike.



Property Summary

This well-proportioned three-bedroom semi-detached home is set within the popular Craigie area of Perth and offers bright, practical accommodation over two levels.

The ground floor comprises a welcoming entrance porch and hallway, with attractive oak flooring.

The lounge is a generous, comfortable room with plenty of natural light from the front-facing windows and ample space for a range of freestanding furniture.

To the rear is a fitted kitchen with a good range of wooden units, worktop space and room for appliances. A useful rear hall provides additional utility space and direct access to the garden.

Upstairs are three well-sized bedrooms, all offering space for freestanding furniture, with useful built-in storage throughout. The family bathroom is fitted with a three-piece suite including a bath with electric shower over.

Further benefits include modern electric heating, full double glazing, excellent storage and attic access.

Outside, the property enjoys private gardens to the front and rear. The rear garden is arranged over two levels with paved seating areas, lawn, drying space and a garden shed, creating a practical and enclosed outdoor space.



Key property features

- ✓ Popular Craigie location
- ✓ Three well-sized bedrooms
- ✓ Spacious bright lounge
- ✓ Attractive oak internal doors and window frames
- ✓ Practical fitted kitchen
- ✓ Excellent built-in storage
- ✓ Private front & rear gardens
- ✓ Lovely views
- ✓ Double glazing throughout
- ✓ Great commuter links nearby











Have a property to sell?

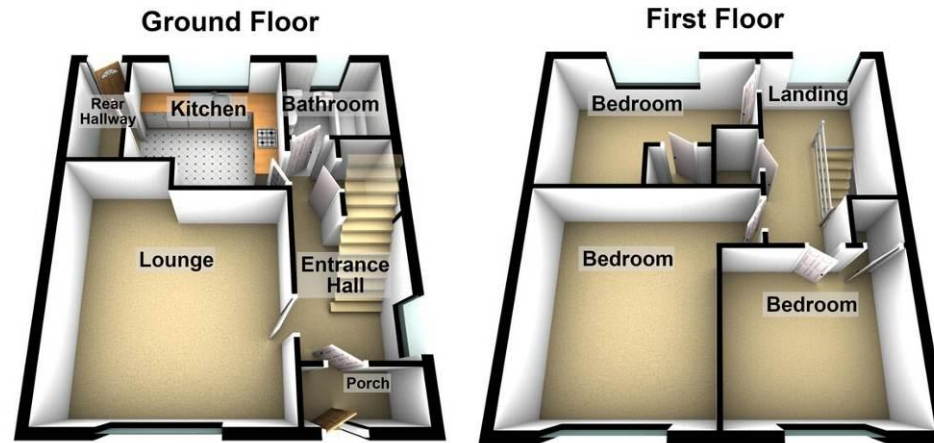
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room Sizes

ENTRANCE PORCH

6' 5" x 2' 9" (1.96m x 0.84m)

ENTRANCE HALL

14' x 6' 6" (4.27m x 1.98m)

LOUNGE

14' 8" x 13' 7" (4.47m x 4.14m)

KITCHEN

10' 7" x 10' 3" (3.23m x 3.12m)

REAR HALL

4' 4" x 3' (1.32m x 0.91m)

LANDING

13' 11" x 6' 4" (4.24m x 1.93m)

BEDROOM

13' 7" x 13' 6" (4.14m x 4.11m)

BEDROOM

13' 9" x 8' 9" (4.19m x 2.67m)

BEDROOM

11' 1" x 10' 1" (3.38m x 3.07m)

BATHROOM

6' 4" x 5' 8" (1.93m x 1.73m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

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