

Simple Approach



**17 Glenturret Place, Perth  
PH1 3FP**

**Offers over £183,000**

Simple Approach are delighted to welcome this bright, spacious and very well presented semi-detached house on Glenturret Place to the residential market. This stunning family home comes to the market in superb condition throughout and has been decorated with taste and style in neutral tones from start to finish, comprising; a warm and welcoming lounge with large, front-facing window, through to a very modern dining kitchen with integrated appliances. A convenient WC is also available on the first level. Level two of the property provides two double bedrooms, one being the Master En-Suite and a stylish family bathroom. This family home is perfectly located on Glenturret Place and without compromising the benefits of nearby surrounding amenities such as local shops, supermarkets and the Inveralmond Business Estate set just minutes away. Boasting sought-after features such as gas central heating, double glazing and well maintained gardens to the front and back, this property lends itself to a wide range of purchasers and would be the ideal home for any first time buyer or growing family looking for a well-situated property in move-in condition throughout, which only viewing will confirm.

**Lounge**

13'6" x 13'0" (4.12 x 3.97)

**Kitchen/ Dining Room**

16'2" x 10'1" (4.93 x 3.08)

**Downstairs W/C**

8'11" x 2'7" (2.73 x 0.79)

**Landing**

13'2" x 6'10" (4.03 x 2.10)

**Bedroom (Master)**

8'8" x 8'11" (2.66 x 2.74)

**En Suite**

6'8" x 4'3" (2.04 x 1.32)

**Bedroom 2**

9'8" x 8'8" (2.95 x 2.65)

**Bedroom 3**

9'0" x 6'10" (2.76 x 2.10)

**Bathroom**

5'1" x 6'10" (1.56 x 2.09)

**External**

Externally the property offers dedicated parking for 2 cars at the front. To the rear of the property is a beautifully crafted garden space which is easily maintained. The dedicated decking provides an excellent space for alfresco dining in the Perthshire summers.

**Location**

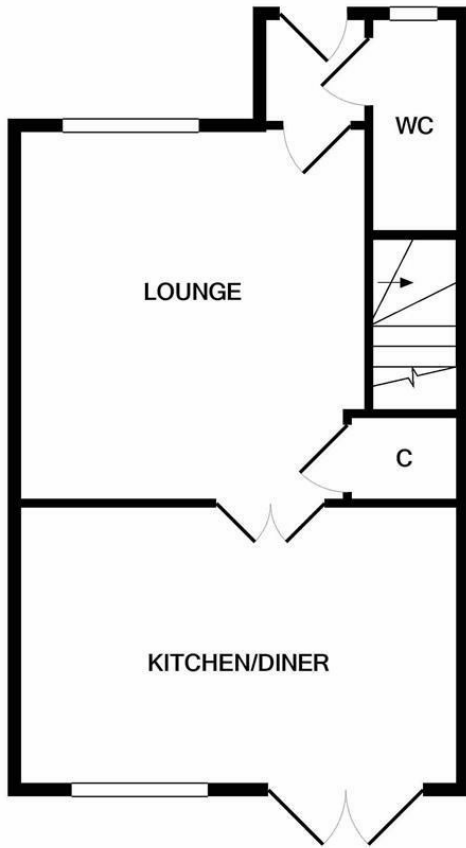
Set within the modern development in the popular area of Tulloch in Perth this property could not be better located for its proximity to nearby amenities such as a large supermarket, convenience stores just a short walk away and other offices and shopping found within the Inveralmond Business Centre just a few minutes away. Regular bus routes to and from Perth City Centre and all its amenities/leisure facilities just a short walk away. Easy access to the major road networks to the larger cities of Dundee, Stirling, Edinburgh and Glasgow. This property is also ideally situated for those who work at the nearby SSE, which is within walking distance.



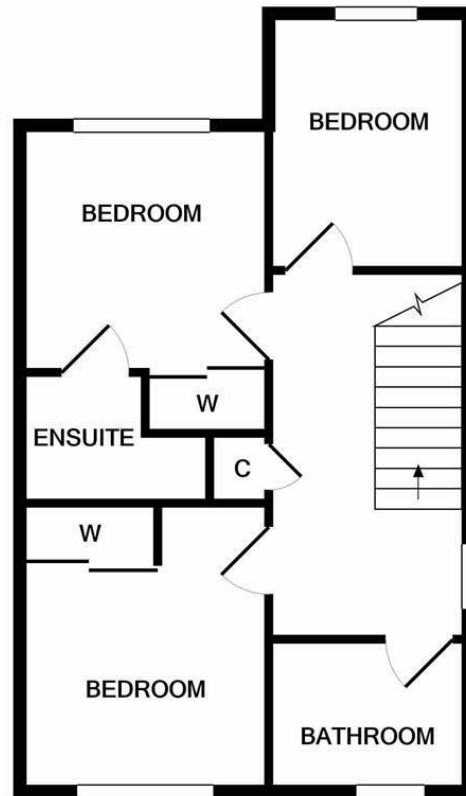


- Stunning Decorative Level
- Master En- Suite
- Modern Dining kitchen and Bathroom suites
- Gas Central Heating and Double Glazing
- Private Parking
- Well crafted rear garden space





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>78</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>79</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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