

Simple Approach



**17 Glendevon Road, Perth**  
**Perthshire PH2 0AS**

**Offers over £174,950**



Simple Approach are excited to bring to the market this stunning four bedroom semi detached home in the highly sought after area of Craigie in Perth. This ideally-located family home is set across two floors and comprising a bright front facing lounge, a modern dining kitchen with access to the rear garden, a double bedroom all on the ground floor and a stylish bathroom and three further double bedrooms on the upper level. Boasting sought-after features such as a lovely elevated aspect with beautiful views as well as gas central heating and double glazing, driveway, good sized gardens and four double bedroom. This superb property lends itself to a wide range of buyers and is the ideal purchase for those seeking a well-located home which is perfectly placed to take advantage of nearby amenities within walking distance such as shops, reputable primary schools and a Tesco Supermarket just minutes away. Viewing is essential to appreciate the overall package on offer, with particular note to the excellent elevated views towards Kinnoull Hill.

12'2" x 15'3" (3.71 x 4.65)

#### **Kitchen**

16'4" x 8'4" (5.00 x 2.56)

#### **Bathroom**

7'7" x 5'0" (2.32 x 1.54)

#### **Bedroom 1**

10'5" x 9'10" (3.20 x 3.00)

#### **Bedroom 2**

11'11" x 10'0" (3.65 x 3.05)

#### **Bedroom 3**

11'10" x 11'1" (3.63 x 3.38)

#### **Bedroom 4**

11'11" x 12'9" (3.65 x 3.91)

#### **External**

Externally there is a large gravel driveway to the front providing off street parking for a number of cars. To the rear the garden is mainly laid to lawn with a patio and decking ideal for enjoying the sun in the summer months with a beverage.

#### **Location**

Craigie is a popular residential area within Perth, sought-after for its close proximity to the City Centre as well as other nearby amenities such as shops, restaurants, salons, Perth Leisure Pool and two reputable Primary Schools just a short walk away. For the commuter, Perth Bus & Train Stations are both just five minutes walk away from this property's doorstep for quick links into Dundee, Edinburgh and Glasgow.

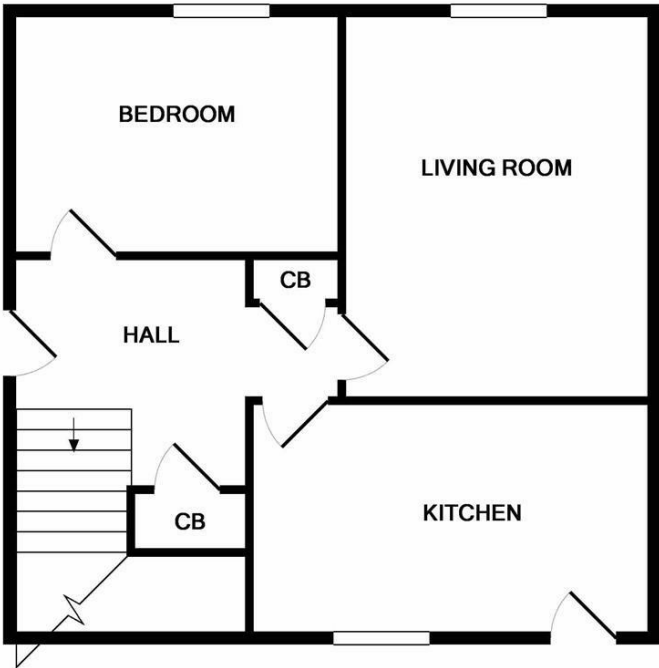




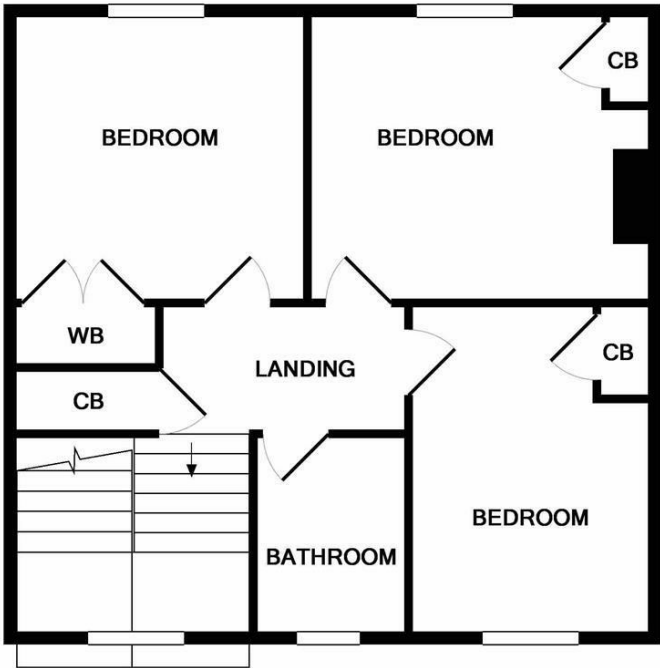
- Stunning Family Home
- Double Glazing
- Four Double Bedrooms
- Gravel Low Maintenance Driveway
- Gas Central Heating
- Spectacular Views







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) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland 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) A		82
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		