



7 Glover Street, Perth
Perthshire PH2 0JP
Offers over £69,950

Simple Approach are delighted to bring this two bedroom ground floor flat on Glover Street to the Perthshire residential market. This bright and spacious property is an ideal purchase for any first time buyer or investor looking for a well-located home with neutral decoration and ample living space throughout. Comprising an open-plan lounge and modern fitted kitchen with appliances, a stylish with white suite and two bedrooms this property comes to the market in good condition and absolutely must be viewed to confirm the overall space on offer. Boasting sought-after features such as UPVC double glazing and a shared garden to the rear, this lovely home lends itself to a range of purchasers and is ideally placed to take advantage of local amenities such as nearby shops, supermarkets and hairdressers as well as to all further amenities found on the High Street of the City Centre all just minutes away. For the commuter, you are just a five minute walk to Perth Train & Bus Stations for quick links to the larger Cities of Dundee, Edinburgh, Glasgow & Inverness.

Living Room/ Kitchen

24'3" x 9'9" (7.41 x 2.98)

Shower Room

6'11" x 4'1" (2.12 x 1.27)

Bedroom 1

10'0" x 9'6" (3.06 x 2.90)

Bedroom 2

10'1" x 6'3" (3.08 x 1.92)

External

Externally this property boasts a shared garden space to the rear which when maintained will be an excellent outside space for residents to use. The grounds are mostly laid to lawn with mature trees and shrubbery surrounding. This property also owns the grounds to the front exclusively which is presently enclosed but boasts the potential for a parking area subject to local planning permissions being obtained.

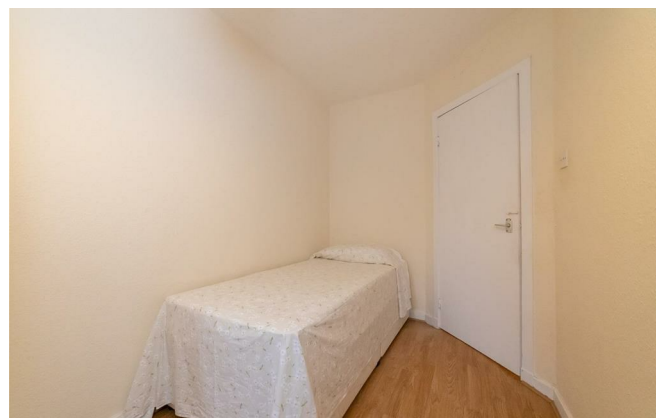
Location

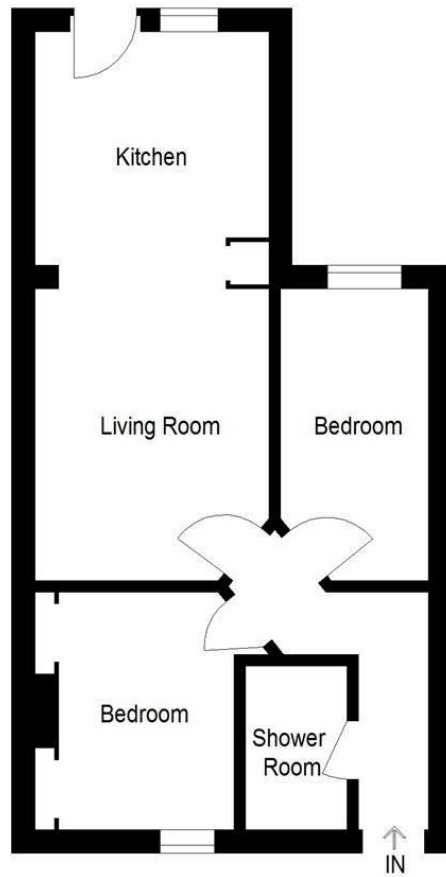
Craigie is a popular residential area within Perth, sought-after for its close proximity to the City Centre as well as other nearby amenities such as shops, restaurants, salons, Perth Leisure Pool and two reputable Primary Schools just a short walk away. For the commuter, Perth Bus & Train Stations are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





- Two Bedroom Ground Floor Flat
- Shared Garden to Rear
- HR Valuation £85,000
- Gas Central Heating And Double Glazed Throughout
- Sought-After Residential Location
- Fantastic Opportunity for Investment or First Time Buyer
- Bright & Spacious Open Plan Lounge/ Kitchen





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	76
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	63	79
EU Directive 2002/91/EC		