

Simple Approach



**7 Glentilt Terrace, Perth  
Perthshire PH2 0AE**

**Offers over £154,950**

Simple Approach are delighted to welcome this bright and generously proportioned mid-terraced family home on Glentilt Terrace to the residential market. Set in the heart of the ever desirable area of Craigie this property is ideally placed to take advantage of nearby amenities without compromising the benefits of a family-friendly location with an elevated, stunning outlook from the front towards Kinnoull Hill. This superb property comes to the market in excellent condition throughout, having been decorated in light and neutral tones from top to bottom by the present owner. Comprising; a warm and welcoming lounge with large picture window, through to a stylish fitted kitchen with some integrated appliances and ample space for dining and a good-sized bathroom all set across the ground floor. On the upper level there are three double bedrooms, two of which have fitted wardrobes, providing all the living space required by any growing family. Boasting modern comforts such as gas central heating, double glazing and sought-after features such as a well manicured family garden and external private garden to the front and rear of the property. The rear garden is to be built upon minutes away from the city centre. The property also benefits from being a short distance to the city centre, with a regular bus route to the city centre. The property is the ideal purchase for any buyer looking for a spacious, well presented home over two floors in one of the more sought-after areas within Perth- which only viewing will confirm.

**Vestibule**

6'8" x 4'11" (2.04 x 1.50)

**Bathroom**

6'5" x 7'10" (1.97 x 2.39)

**Bedroom 1**

6'5" x 7'10" (1.97 x 2.39)

**Bedroom 2**

9'6" x 11'7" (2.90 x 3.55)

**Bedroom 3**

9'6" x 11'7" (2.90 x 3.55)

The rear garden enjoys privacy due to an allotment being situated to the rear. The garden grounds to the front of the property could lend itself to providing private parking subject to local planning permissions are granted. On street parking is readily available.

**Location**

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

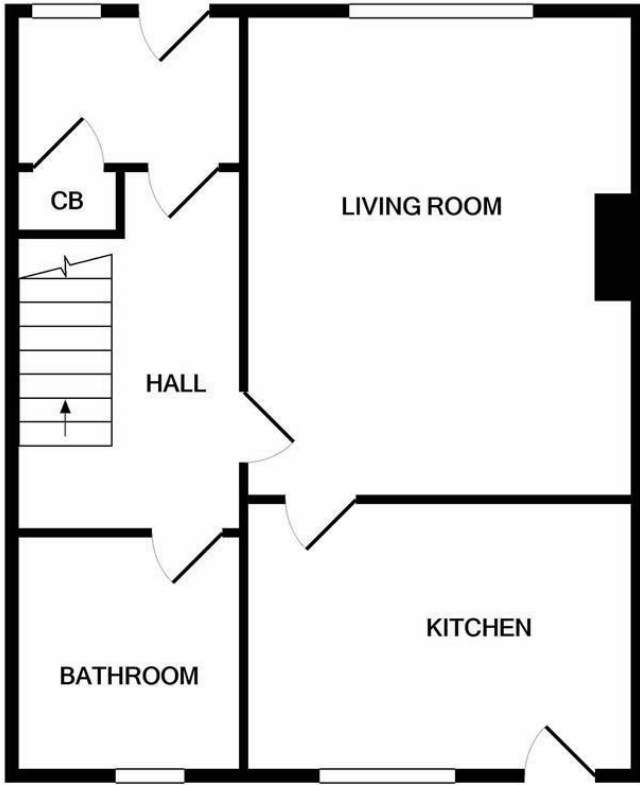




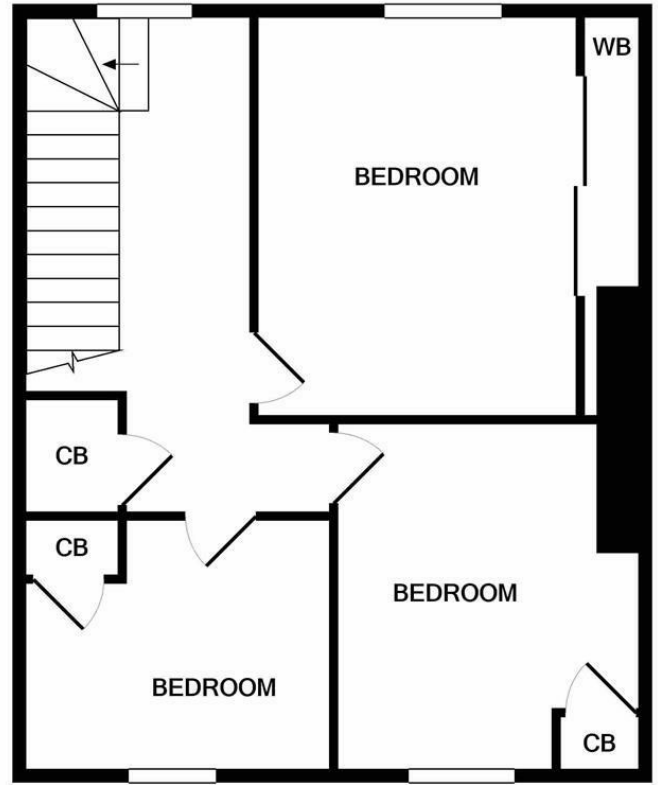


- Beautifully Presented Mid Terraced House
- Three Double Bedrooms
- Gas Central Heating / Double Glazing
- Stunning Views Towards Kinnoull Hill
- Modern Kitchen & Ground Floor Bathroom
- Well-Maintained Garden to Rear





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>85</b>
(81-91) <b>B</b>		<b>73</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>83</b>
(81-91) <b>B</b>		<b>70</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			
<b>Scotland</b>		EU Directive 2002/91/EC	