

Simple Approach



**23 Glenfarg Terrace, Perth
Perthshire PH2 0AP**

Offers over £159,950

Simple Approach are delighted to welcome this bright and generously proportioned end terraced family home on Glenfarg 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 within a peaceful cul-de-sac. This superb property comes to the market in excellent condition throughout, having been recently decorated in light and neutral tones from top to bottom by the present owner. Comprising; a warm and welcoming lounge with large picture window to the front, a modern, fully fitted kitchen with a wide range of integrated appliances and ample space for dining both set across the ground floor. On the upper level there are three double bedrooms a further modern bathroom with shower over bath facility, 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 gardens and far reaching views over Craigie rooftops towards Perthshire in the distance. The property also benefits from being a short distance from woodland walks with local dog walks around Craigie Hill and Buckie Braes, as well as a regular bus route into town just minutes away. This gorgeous 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.

Lounge
13'6" x 13'3" (4.12 x 4.05)

Kitchen
13'4" x 9'11" (4.07 x 3.03)

Bedroom
13'6" x 8'11" (4.12 x 2.72)

Bedroom
10'11" x 10'0" (3.35 x 3.06)

Bedroom
13'3" x 9'08" (4.04 x 2.77)

Bathroom
6'4" x 6'3" (1.95 x 1.93)

External
This property benefits from private gardens to both the front and rear of the property. The rear garden boasts a large lawn perfect for entertaining in the summer months. Ample residential parking is available to the front where needed.

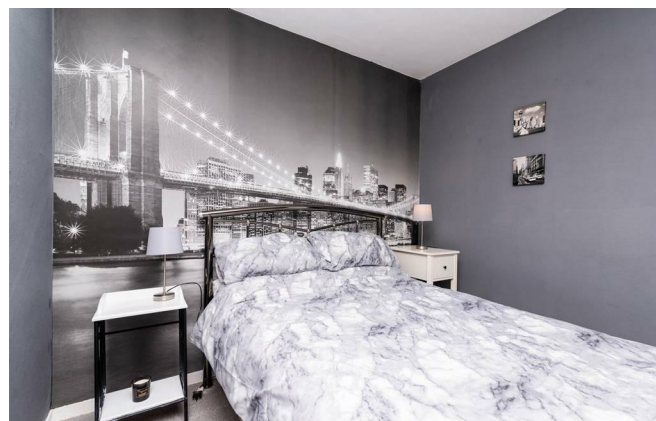
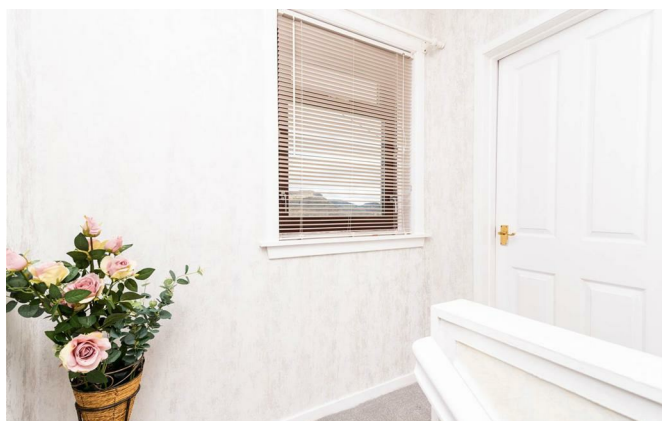
Location

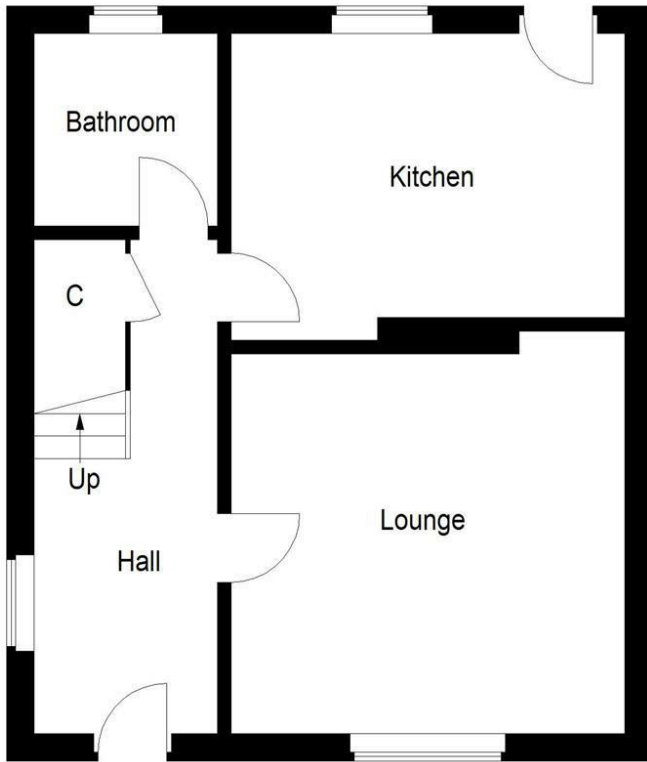
Craigie is a popular residential area within Perth, sought-after for its close proximity to the City Centre as well as nearby amenities such as shops, restaurants, leisure pool and two reputable Primary Schools. For the commuter, Perth Bus & Train Stations are both just fifteen minutes walk away from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



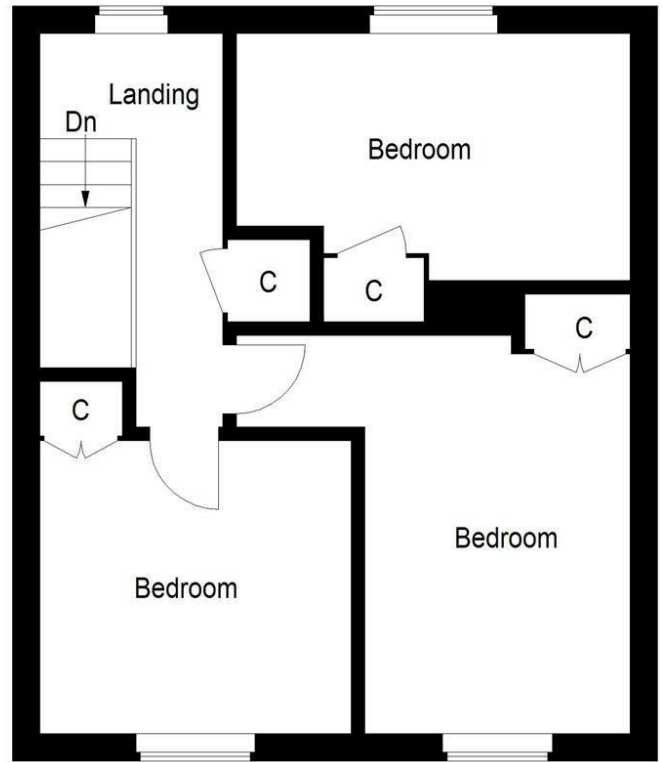


- Beautifully Presented End Terraced House
- Residential Car Parking to Front
- This property can be extended subject to the relevant local authority permissions.
- Three Double Bedrooms with Integrated Wardrobes
- Corner Plot with Stunning Rear Views
- Gas Central Heating & Double Glazing
- Sought-After Location





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		