

Simple Approach



**213 Glasgow Road, Perth
Perthshire PH2 0NB**

Offers over £164,950

Simple Approach are delighted to welcome this two bedroom, semi-detached period home on Glasgow Road to the residential market. This beautifully appointed and well presented property is in good decorative order throughout, comprising of a stunning lounge benefiting from elevated views, a galley style kitchen with access to the rear garden, two bedrooms and a stylish bathroom with shower facility. Boasting sought after features such as gas central heating, double glazing, and well maintained gardens, this is an ideal purchase for any growing family looking to be within a desirable location, sought-after for its locality to Perth City Centre. The number 7 bus route and Broxden Roundabout, provide quick routes into Dundee, Edinburgh & Glasgow. This property is the perfect home for those who wish for a traditional stone built property that maintains original character, such as the high ceilings, decorative cornices and ample outdoor space. Viewing is essential to appreciate the location and quality of home on offer.

Living Room

12'2" x 14'9" (3.71 x 4.51)

Dinning Room

11'7" x 12'11" (3.55 x 3.94)

Kitchen

13'3" x 6'0" (4.06 x 1.84)

Master Bedroom

12'8" x 17'7" (3.87 x 5.38)

Box Room

8'7" x 6'8" (2.63 x 2.04)

Bathroom

6'2" x 8'3" (1.90 x 2.52)

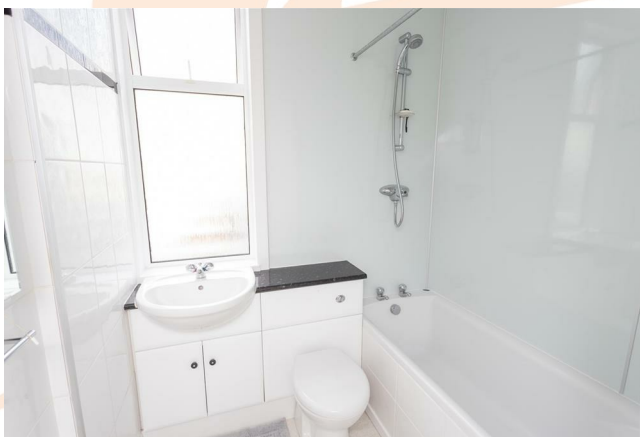
External

The Garden areas around the property are substantial

and secure due to both a stonework wall and timber fencing. This will provide ample area for children or pets to play. At the rear of the home there is a beautiful elevated deck which provides an excellent space to enjoy the summer sunshine. The whole area is well elevated and as such allows for pleasant views over the distant houses and treetops.

Location

In 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 properties doorstep for quick links into Dundee, Edinburgh and Glasgow.



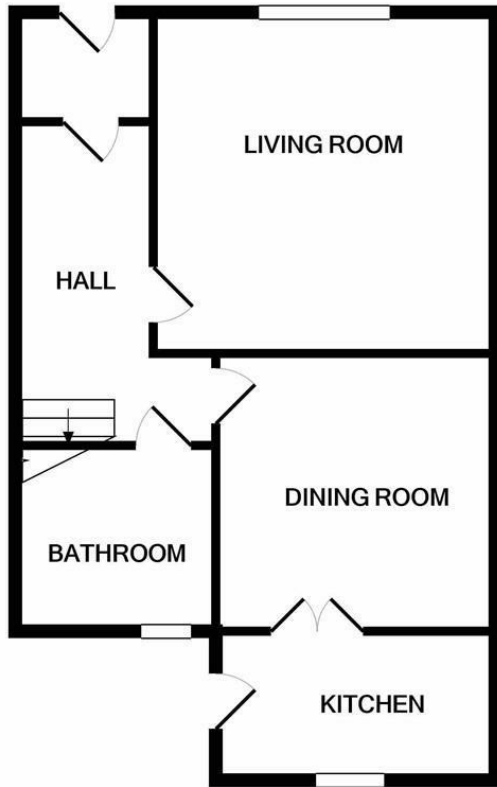


- Move-In Condition Throughout
- On Street Parking

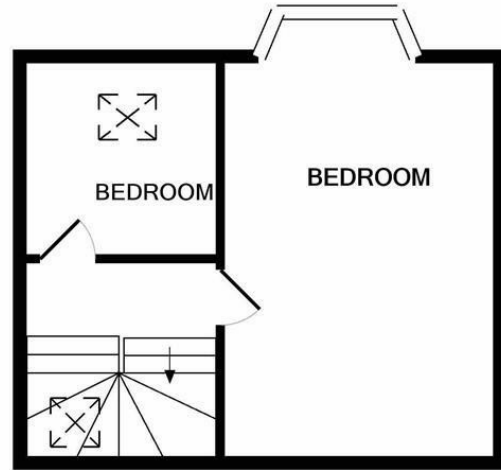
- Perfect for First Time Buyers
- Gas Central Heating and Double Glazing

- Enclosed Back Garden
- Close to Local Amenities





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			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	