

Simple Approach



**18 Greenbank Road, Perth  
Perthshire PH2 9NW**

**Offers over £124,950**

Simple Approach are pleased to bring to the market this spacious two bedroom semi-detached house in the highly desirable area of Glenfarg. This great home is set over two floors and comprising a modern kitchen, a bright and spacious lounge with great space for dining all on the ground floor level along with a private conservatory. Upstairs there are the two generous double bedrooms and a family shower room. Boasting features such as a large driveway, multi fuel stove and double glazing, this excellent property lends itself to a wide range of purchasers and would be the ideal home for any first time buyer, investor or growing family looking for a well-located property in move-in condition throughout. The property is ideally placed to take advantage of all the amenities close to hand such as the primary school, local shops and the a local bus stop just a short walk away. Viewing is absolutely essential to appreciate the overall space and superb location on offer.

**Livingroom**

9'4" x 20'10" (2.87 x 6.36)

**Kitchen**

9'8" x 8'2" (2.95 x 2.51)

**Entrance Hallway**

10'5" x 5'10" (3.20 x 1.80)

**Bathroom**

5'8" x 5'4" (1.74 x 1.63)

**Bedroom**

9'8" x 10'7" (2.96 x 3.25)

**Bedroom**

12'4" x 10'7" (3.78 x 3.24)

**Conservatory**

10'0" x 9'1" (3.05 x 2.78)

**External**

The property comes with a very private back garden and a large driveway for 3/4 cars.

**Location**

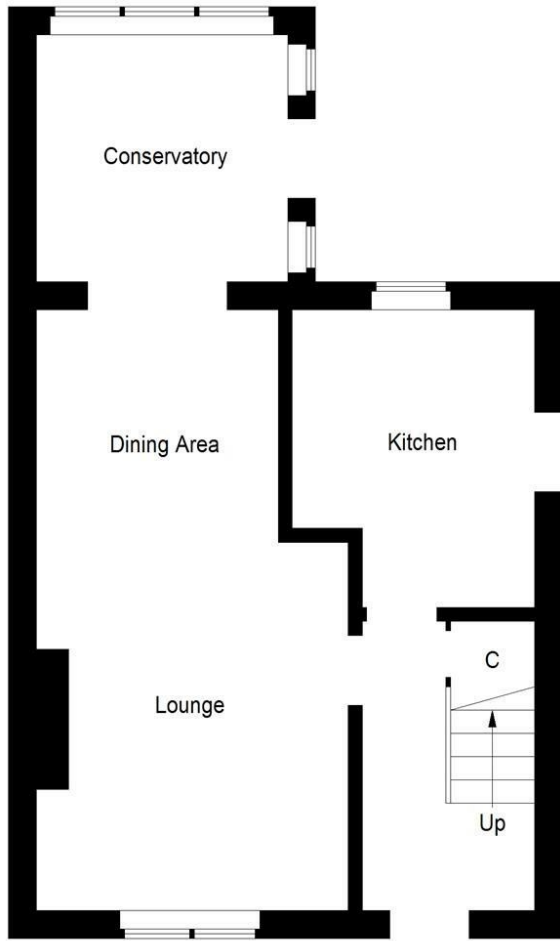
The village of Glenfarg is home to a collection of properties of different sizes, styles and construction all leading up a hillside that runs parallel to the motorway for quick access to the larger Cities of both Perth & Edinburgh slightly further afield. Surrounded by high woodland and beautiful greenery at every turn, this beautiful village is everything the growing family looks for, with a host of its very own amenities such as a local shop and the reputable Arngask Primary School- all being around 15 minutes drive from Perth City Centre where further High Street shopping can be found. The catchment for Secondary schooling for this area is Kinross High School, which is set within easy reach.



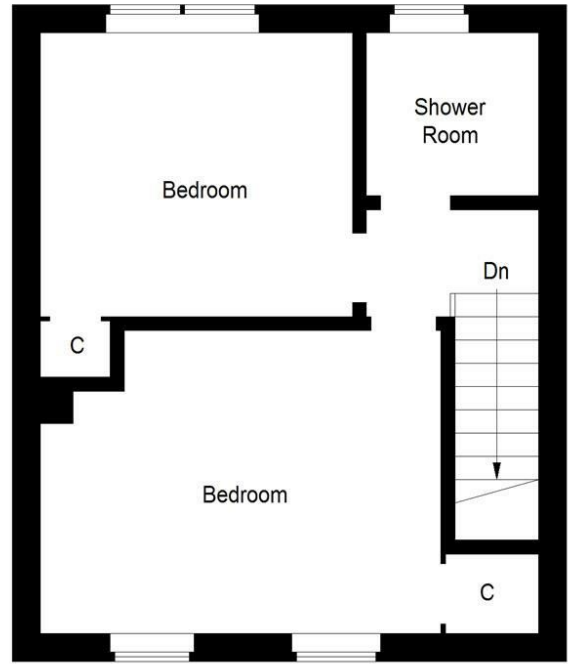


- Very Private Mature Back Garden
- Spacious Accommodation Throughout
- Driveway For 3/4 Cars
- Ideal For A Young Family
- Move In Condition
- Amenities All Close By





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
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) A			72
(81-91) B			
(69-80) C			
(55-68) D		45	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	