

Simple Approach



Estate Agents



**37 Glendevon Road, Perth**  
**Perthshire PH2 0AS**

**Offers over £172,000**

Simple Approach are excited to bring to the market this stunning four bedroom semi detached home in the highly sought after area of Craigie in Perth. This ideally-located family home is set across two floors and comprising a bright front facing lounge, a modern dining kitchen with access to the rear garden, a double bedroom all on the ground floor and a stylish bathroom and three further double bedrooms on the upper level. Boasting sought-after features such as a lovely elevated aspect with beautiful views as well as gas central heating and double glazing, good sized gardens and four double bedroom. This superb property lends itself to a wide range of buyers and is the ideal purchase for those seeking a well-located home which is perfectly placed to take advantage of nearby amenities within walking distance such as shops, reputable primary schools and a Tesco Supermarket just minutes away. Viewing is essential to appreciate the overall package on offer, with particular note to the excellent elevated views towards Kinnoull Hill from the stunning decking.

8'0" x 16'0" (2.44 x 4.89)

11'6" x 10'9" (3.51 x 3.29)

#### Entrance Hallway

10'0" x 10'5" (3.05 x 3.18)

#### Livingroom

14'11" x 11'9" (4.57 x 3.59)

#### Bedroom 1 (Downstairs)

10'0" x 9'5" (3.07 x 2.88)

#### Bedroom 2

9'7" x 11'5" (2.94 x 3.49)

#### Bathroom

4'6" x 7'1" (1.39 x 2.18)

#### Bedroom 3

12'4" x 11'7" (3.78 x 3.54)

#### Bedroom 4

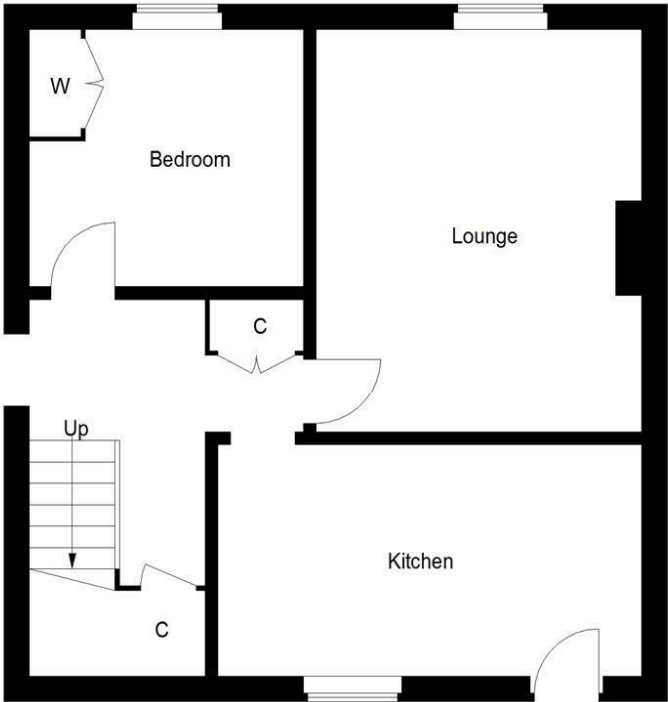




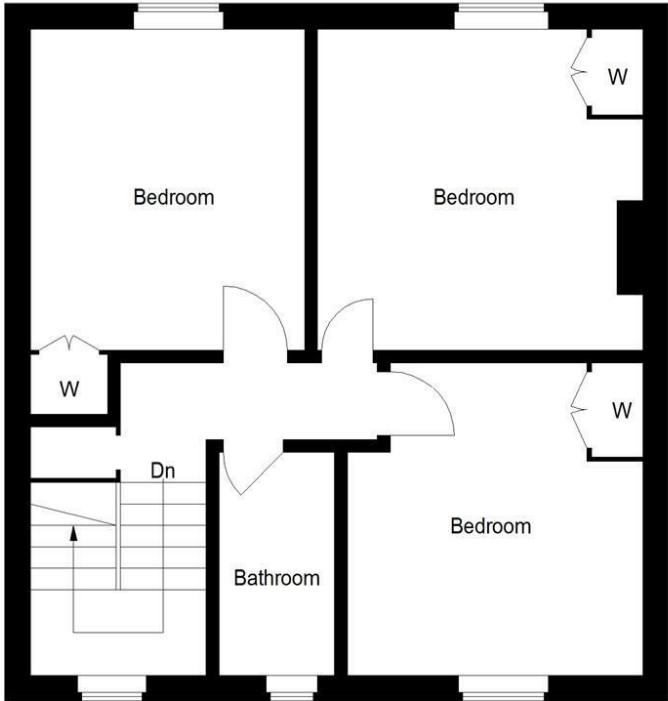


- 4 Double Bedrooms
- Fantastic Views Over Kinnoull Hill From the Decking
- Modern Fitted Kitchen
- Stylish Bathroom With Shower Over Bath
- Large Beautifully Maintained Garden
- Gas Central Heating and Double Glazing





Ground Floor



First Floor



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		
Scotland		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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Scotland		EU Directive 2002/91/EC