

Simple Approach



87 Glasgow Road, Perth
Perthshire PH2 0PQ

Offers over £454,950

Simple Approach are excited to bring this exceptional and substantial semi-detached property on Perth's Glasgow Road to the residential market. This beautifully appointed and well presented property is tastefully decorated throughout, with many traditional features including beautiful ornate cornicing, high ceilings, bay windows and feature staircase this property truly sets itself apart in the residential market. Boasting 7 good sized double bedrooms including 6 en-suites, a large single bedroom also with en-suite facility, gas central heating, double glazing, driveway for multiple cars and a well maintained rear garden. This is an ideal purchase for many people and would ideally be used as a large family home, a family home with separate annex for older relatives or possibly commercial use as a Bed and Breakfast. Set in a highly desirable and sought-after location due to its locality to Perth City Centre and benefitting from some of the best commuting links in Scotland providing quick routes into Dundee, Edinburgh & Glasgow. This property is the perfect home for those accustomed to the best in quality design, with high ceilings, decorative cornicing and feature fireplaces being just a few of the nods to the age and character of this Victorian building. Viewing is essential to appreciate the location and space on offer.

Formal Livingroom

15'3" x 19'3" (4.67 x 5.89)

Bedroom 6

12'7" x 9'3" (3.85 x 2.84)

En Suite

7'7" x 3'1" (2.32 x 0.94)

Diningroom

14'3" x 12'4" (4.36 x 3.77)

Kitchen

12'5" x 9'0" (3.81 x 2.75)

Annex Lounge

14'11" x 12'7" (4.56 x 3.84)

Annex Bathroom

5'3" x 7'8" (1.62 x 2.35)

Annex Utility

5'4" x 5'6" (1.64 x 1.69)

Annex Bedroom 1

11'3" x 12'7" (3.44 x 3.84)

Annex Bedroom 2

15'10" x 9'5" (4.84 x 2.88)

Bedroom 5

12'0" x 8'9" (3.68 x 2.69)

Ensuite

7'10" x 2'5" (2.41 x 0.76)

Bedroom 4

9'3" x 12'4" (2.83 x 3.78)

Ensuite

8'1" x 2'1" (2.48 x 0.66)

Bedroom 3

12'7" x 9'9" (3.84 x 2.99)

Ensuite

8'1" x 2'5" (2.47 x 0.74)

Bedroom 2

16'9" x 8'10" (5.12 x 2.71)

Ensuite

9'4" x 2'3" (2.87 x 0.71)

Bedroom 1

7'9" x 12'9" (2.37 x 3.91)

Ensuite

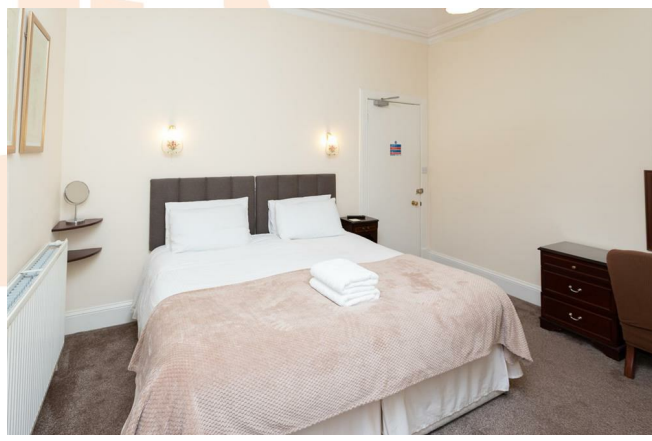
7'3" x 9'10" (2.21 x 3.01)

External

Externally this property offers large, well-maintained gardens to the rear and side and a private gravelled driveway. Sunshine can be enjoyed throughout the afternoon from the rear garden space.

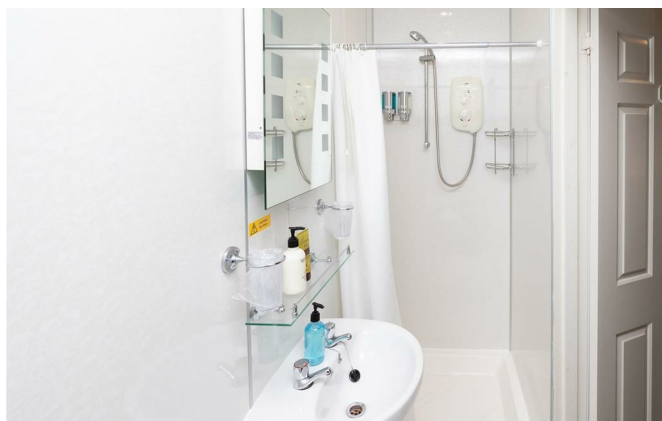
Location

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.





- Substantial semi-detached home
- 8 Good size Bedrooms
- Use with dedicated annex possible
- Traditional features
- Well maintained rear garden
- Potential Commercial use
- Gas Central Heating and Double Glazing
- Parking for several cars





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(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		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC