

Simple Approach



Estate Agents



17 Glentilt Terrace, Perth
Perthshire PH2 0AE

Offers over £157,000

***** CLOSING DATE SET FOR FRIDAY 2ND APRIL 12 NOON *****

Simple Approach are delighted to welcome this bright and generously proportioned end-terraced family home on Glentilt 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.. This superb property comes to the market in excellent condition throughout, having been decorated in light and neutral tones from top to bottom by the present owner. Comprising; a warm and welcoming lounge with large picture window, through to a fitted kitchen with ample space for free standing white goods and a good-sized bathroom all set across the ground floor. On the upper level there are three double bedrooms, two of which have fitted wardrobes, 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 garden and the perfect entertainment space provided by a large decked area. 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. One of the more sought after areas within Perth- which only viewing will confirm.

Lounge

14'7" x 12'2" (4.46 x 3.71)

Kitchen

10'0" x 7'10" (3.07 x 2.41)

Bathroom

7'9" x 4'7" (2.37 x 1.41)

Bedroom 1

14'7" x 8'6" (4.47 x 2.61)

Bedroom 2

12'4" x 9'4" (3.78 x 2.87)

Bedroom 3

11'9" x 8'11" (3.60 x 2.74)

Location

Craigie is a popular residential area within Perth,

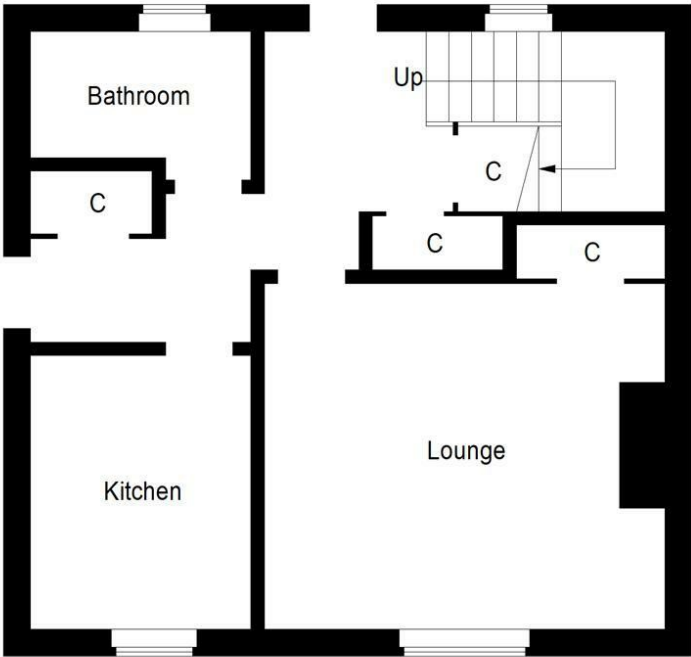
for quick links into Dundee, Edinburgh and Glasgow.



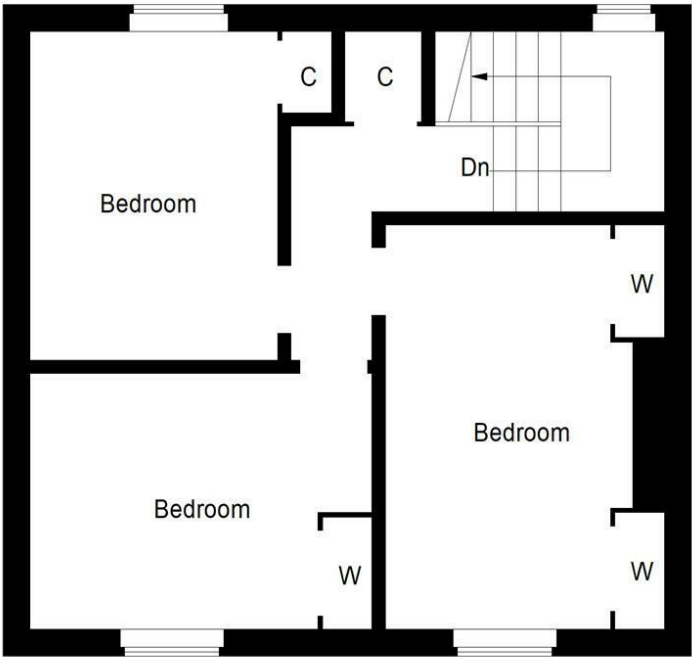


- End Terrace House
- Close To All Local Amenities
- Driveway For Two Cars
- Sought After Location
- Ideal Family Home
- Three Sizable Bedrooms
- Gas Central Heating and Double Glazing





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		