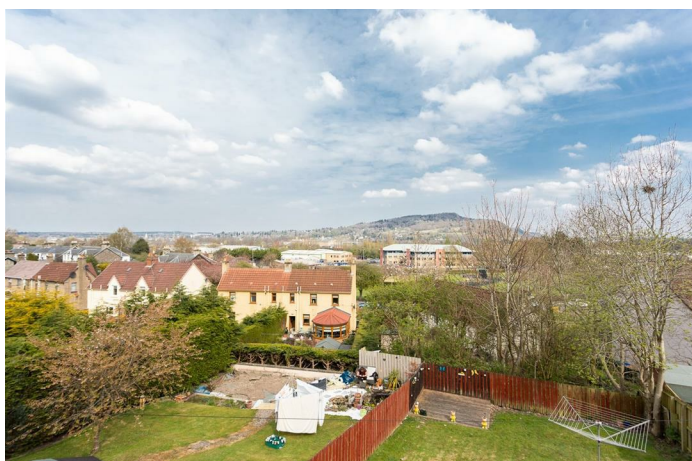


Simple Approach



**28 Glentilt Terrace, Perth
Perthshire PH2 0AE**

£159,950

Simple Approach are delighted to welcome this bright and generously proportioned semi-detached 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. 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 stylish shower room. This property has three double bedrooms, all 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 good sized, well maintained family garden. 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 in one of the more sought-after areas within Perth- which only viewing will confirm.

Entrance Hallway

11'7" x 6'9" (3.54 x 2.06)

Livingroom

13'6" x 12'7" (4.12 x 3.84)

Kitchen

10'2" x 9'8" (3.12 x 2.97)

Bathroom

7'3" x 5'10" (2.23 x 1.78)

Bedroom 1

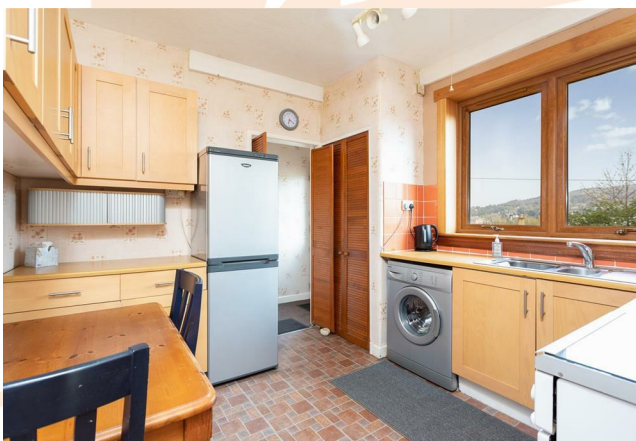
10'6" x 10'2" (3.22 x 3.10)

Bedroom 2

9'0" x 11'11" (2.76 x 3.64)

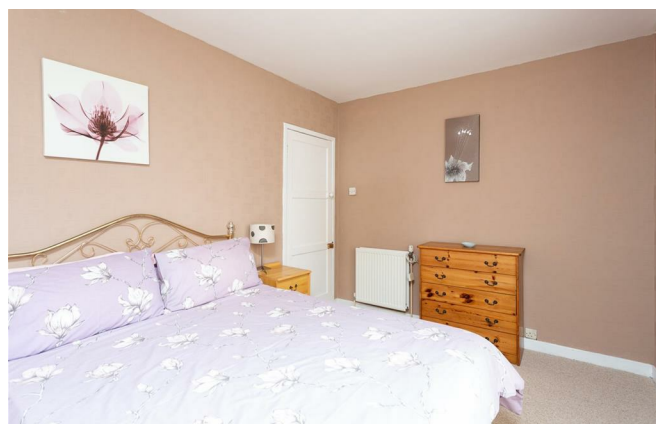
Bedroom 3

14'3" x 8'7" (4.26 x 2.62)





- Semi Detached Family Home
- Three Double Bedrooms, All With Fitted Wardrobes
- Sough-After Area of Craigie
- Great Condition Throughout
- Gas Central Heating and Double Glazing
- Large Family Garden
- Stylish Showerroom





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(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		81
(81-91) B		
(69-80) C	68	
(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