



**Premier
Properties**
Perth



117 Glasgow Road, Perth, PH2 0LU

Offers Over £299,950



Thoughtfully laid out over one level, the property comprises a bright and welcoming entrance hallway, a generous bay-windowed living room, and a contemporary kitchen complete with integrated appliances. A separate utility room provides direct access to the rear garden. The main bedroom boasts a stylish en-suite, while two further well-proportioned bedrooms and a modern family bathroom complete the home.

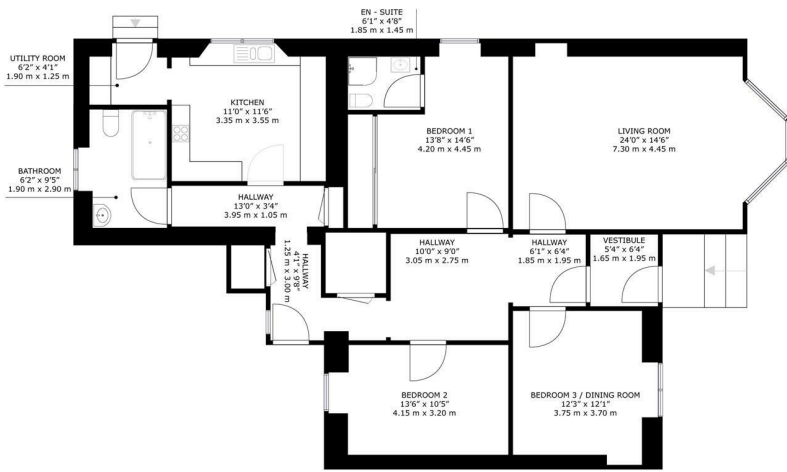
Additional benefits include gas central heating and double glazing throughout for year-round comfort.

Externally, the property features private off-street parking via a driveway and a charming rear courtyard—ideal for relaxing or entertaining during the summer months.

Perth offers an excellent range of social, leisure, consumer, retail, sporting and educational facilities. Local primary and secondary schools as well as the railway and bus stations are all within walking distance and the easily accessible A90 dual carriageway offers easy commuting times to Dundee, Edinburgh and Glasgow. There is also an excellent regular bus routes to and from the city centre close by.

- 3 Double Bedrooms
- Beautifully Styled
- Ground Floor
- Close To All Local Amenities
- Double Glazing
- Gas Central Heating
- Off Street Parking

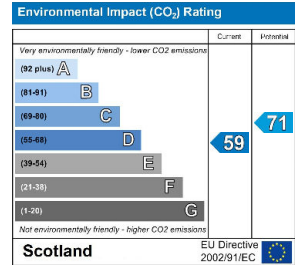
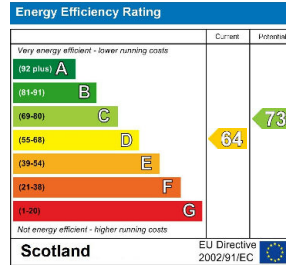




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GROSS INTERNAL AREA
TOTAL: 1262 sq.ft, 119.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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