



223 Glasgow Road, Perth, PH2 0NB

Offers Over £279,950



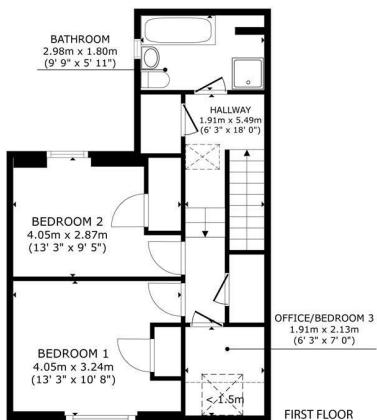
Upon entering, you are greeted by a welcoming conservatory that leads into a bright hallway. The ground floor features a generous living room, a convenient WC, a dining room perfect for entertaining, and a well-equipped kitchen. The layout is designed for flexible living, allowing for both relaxation and social gatherings.

On the first floor there is a modern bathroom, box room and two good sized bedrooms.

The property benefits from off-street parking at the front, ensuring convenience for residents and guests. At the rear, you will find an enclosed garden, beautifully defined by timber fencing and hedging, providing a private space for outdoor enjoyment. The terraced garden, complete with stone and brick retaining walls, is accessible via a timber staircase, offering a delightful space for gardening or simply unwinding in the fresh air.

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.

- Semi detached villa
- 2 bedrooms plus box room
- Spacious, flexible living
- Off street parking available
- Enclosed terraced rear garden
- Walking distance to city centre
- Close to schools and transport
- Easy access to A90



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GROSS INTERNAL AREA
FLOOR 1 75.7 m² (815 sq.ft.) FLOOR 2 46.3 m² (498 sq.ft.)
EXCLUDED AREAS - REDUCED BEDROOM 1.5 m² (16 sq.ft.)
TOTAL: 121.9 m² (1,313 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency Rating | |
|---|-----------|
| Very energy efficient - lower running costs | |
| (92 plus) A | Current |
| (81-91) B | Potential |
| (69-80) C | |
| (55-68) D | 72 |
| (39-54) E | 62 |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| Scotland EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | Current |
| (81-91) B | Potential |
| (69-80) C | |
| (55-68) D | 73 |
| (39-54) E | 66 |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| Scotland EU Directive 2002/91/EC | |



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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