

Simple Approach



Estate Agents



**2 Glenfarg Terrace, Perth
PH2 0AP**

Offers over £208,950

This beautifully maintained semi-detached house offers spacious and versatile living in one of Perth's most desirable residential areas. Tastefully presented throughout, the property combines modern comfort with an inviting layout, ideal for families and professionals alike. The accommodation comprises a bright and welcoming lounge, a charming conservatory overlooking the garden, and a separate dining room perfect for family meals or entertaining guests. The modern fitted kitchen is complemented by a useful utility room, adding to the home's practicality. Upstairs, there are three well-proportioned bedrooms and a stylish family bathroom.

The property further benefits from electric underfloor heating supported by 12 solar panels and a 5kWh battery, together with double glazing, ensuring comfort and efficiency all year round. Externally, this home sits on a generous corner plot, providing both space and privacy. A private driveway offers convenient off-street parking, while the enclosed rear garden features a pergola, creating an attractive and sheltered spot for outdoor dining or relaxation. Situated on Glenfarg Terrace, this home enjoys a highly sought-after location within easy reach of local amenities, reputable schools, and excellent transport links, making it a superb choice for a wide range of buyers.

Lounge

13'3" x 12'10" (4.04 x 3.93)

Conservatory

9'3" x 14'5" (2.84 x 4.41)

Dining Room

12'4" x 11'5" (3.78 x 3.49)

Kitchen

8'8" x 13'3" (2.65 x 4.05)

Pantry

5'4" x 9'10" (1.64 x 3.01)

Utility Space

9'6" x 6'2" (2.90 x 1.88)

Bedroom One (Upstairs)

13'0" x 8'10" (3.97 x 2.70)

Bedroom Two (Upstairs)

13'3" x 8'9" (4.04 x 2.68)

Bedroom Three (Upstairs)

10'9" x 9'6" (3.28 x 2.90)

Family Shower Room

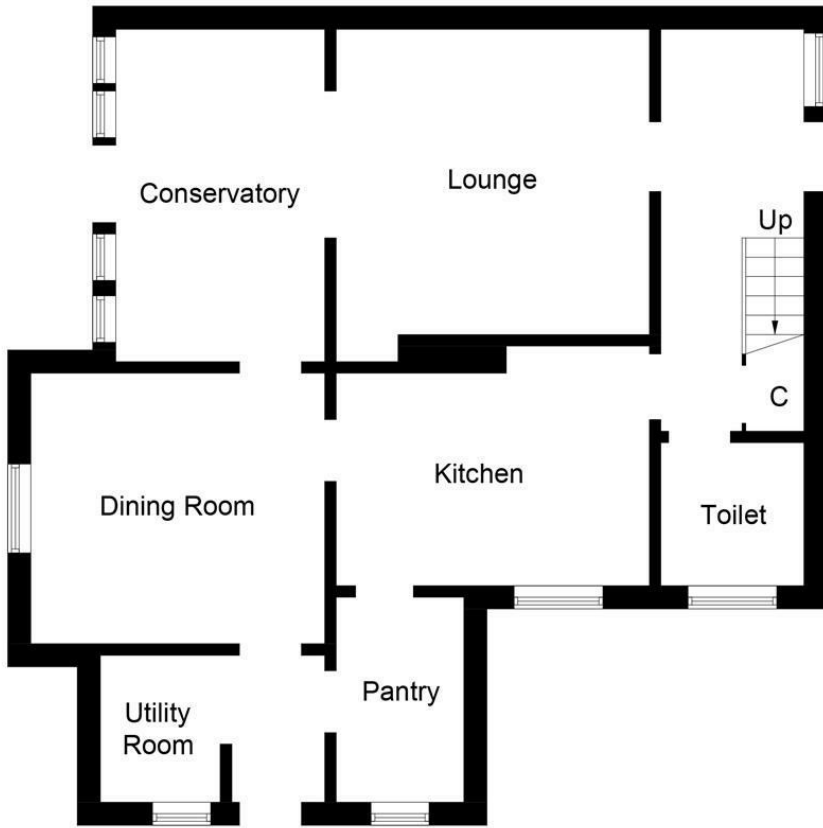
4'11" x 6'5" (1.52 x 1.98)



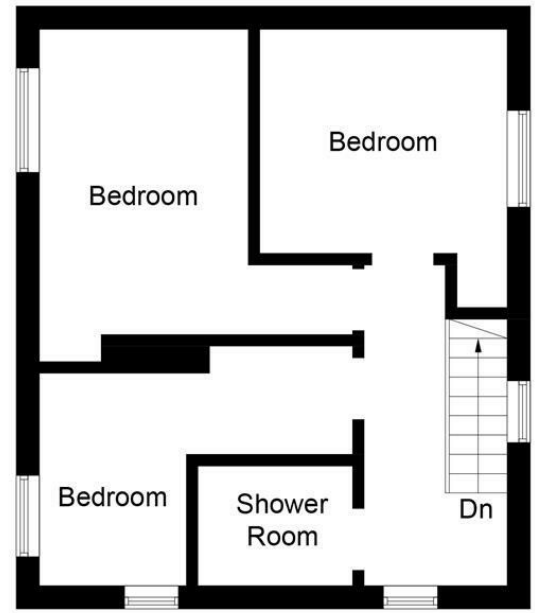


- Semi Detached House
- Ideal Family Home
- Dining Room
- Three Bedrooms
- Electric Underfloor Heating Supported By Solar Panels (Bought Panels)
- Conservatory
- Well Presented Throughout
- Full Double Glazing
- Modern Kitchen

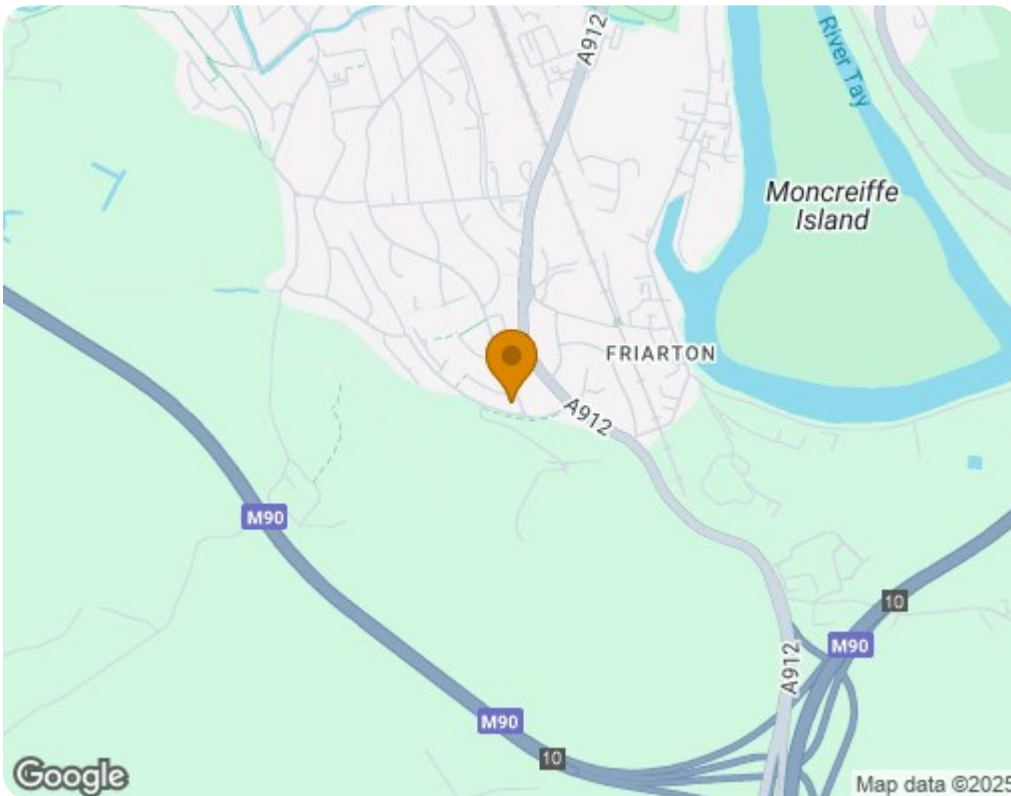




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		28	34
(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		82	84
(69-80) C			
(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	