

Simple Approach



**14 Glenogle Crescent, Perth
PH2 0AH**

Offers over £162,950

Situated within a popular and well-established residential area of Perth, this bright and spacious semi-detached home on Glenogle Crescent offers an excellent opportunity for families, first-time buyers, or anyone looking to put their own stamp on a property.

The accommodation comprises a welcoming, bright lounge which provides a comfortable space for relaxing or entertaining. The property also benefits from a good-sized kitchen with ample space for cooking and dining. A bathroom completes the ground floor accommodation.

Upstairs, the property offers three generous bedrooms, all of which provide plenty of space for furnishings and flexible living arrangements, making this an ideal home for growing families or those needing additional space for a home office.

The home further benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency all year round.

Externally, the property enjoys a private driveway to the front providing convenient off-street parking, while the private rear garden offers a great outdoor space for relaxing, gardening, or entertaining.

With its generous accommodation, outdoor space, and fantastic potential to personalise, this property would make a wonderful home in a highly convenient location close to local amenities, schooling, and transport links.

Lounge

14'6" x 13'6" (4.42 x 4.12)

Kitchen

10'0" x 13'5" (3.07 x 4.11)

Bathroom

6'4" x 6'4" (1.94 x 1.94)

Bedroom One

13'4" x 13'6" (4.08 x 4.13)

Bedroom Two

8'10" x 13'6" (2.70 x 4.12)

Bedroom Three

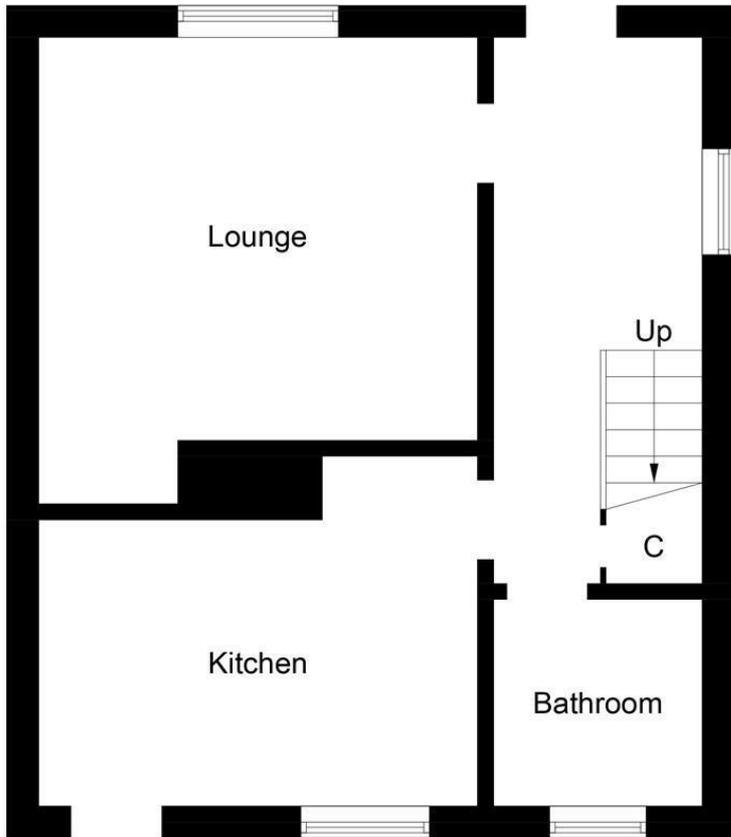
10'0" x 10'11" (3.05 x 3.33)



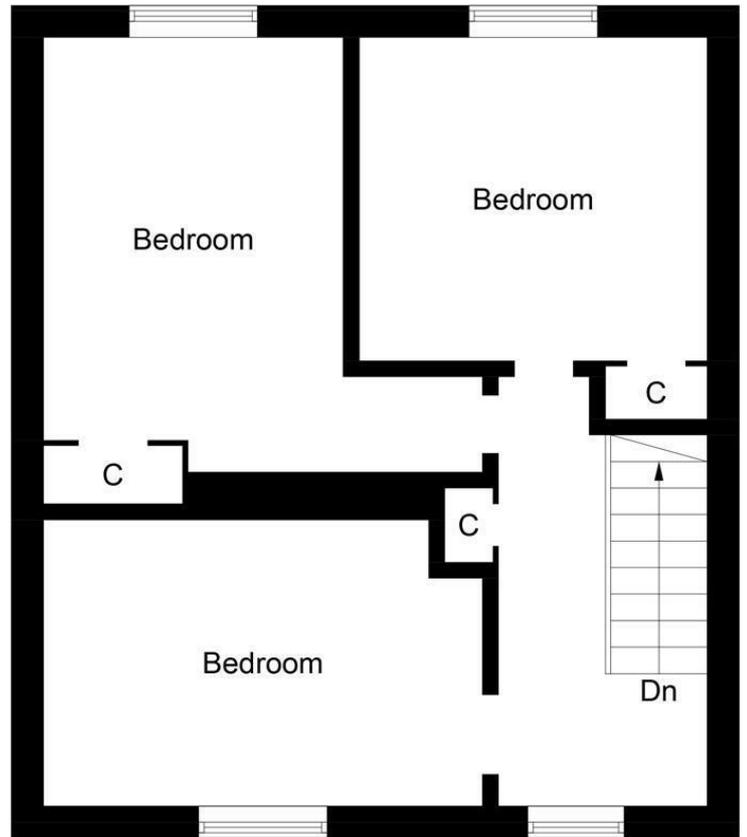


- Semi Detached House
- Double Glazing
- Ideal Family Home
- Three Generous Bedrooms
- Private Driveway
- Highly Sought After Location
- Gas Central Heating
- Spacious Accommodation Throughout
- Do You Need A Mortgage Appointment Quickly?
Call Simple Approach Mortgages Today!

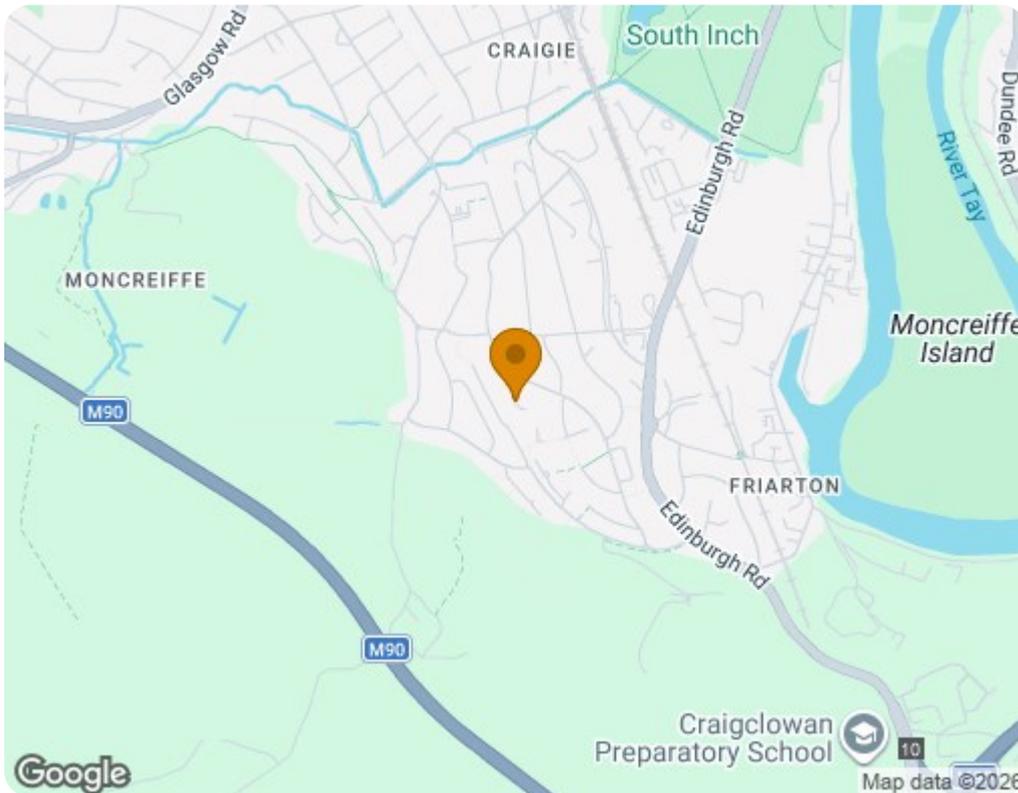




Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 77 |
| (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 | | | |
| (81-91) B | | | |
| (69-80) C | | 73 | 76 |
| (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 | |