

Simple Approach



Estate Agents



**20D Glover Street, Perth**  
**PH2 0JR**

**Offers over £127,950**



This well-presented top floor flat is ideally situated on the popular Glover Street in Perth, offering comfortable and well-proportioned accommodation throughout in a fantastic central location. The property comprises a bright and spacious lounge, providing an inviting space for both relaxing and entertaining. The kitchen is well laid out and functional, with ample storage and worktop space to suit everyday living. There are two generous double bedrooms, both tastefully presented and offering excellent space for furnishings, while the bathroom is finished to a good standard.

Further benefits include gas central heating and double glazing throughout, ensuring warmth, comfort, and energy efficiency all year round. Externally, the property enjoys a private rear section of garden, ideal for outdoor seating, relaxing, or gardening. Located in a fantastic area with easy access to Perth city centre, local amenities, transport links, and green spaces, this attractive flat would make an excellent home for first-time buyers, professionals, couples, or investors.

### Lounge

13'5" x 12'4" (4.10 x 3.76)

### Kitchen

7'11" x 11'6" (2.43 x 3.53 )

### Bedroom One

12'0" x 11'9" (3.68 x 3.59 )

### Bedroom Two

11'10" x 11'10" (3.62 x 3.63 )

### Bathroom

7'1" x 5'4" (2.18 x 1.65)

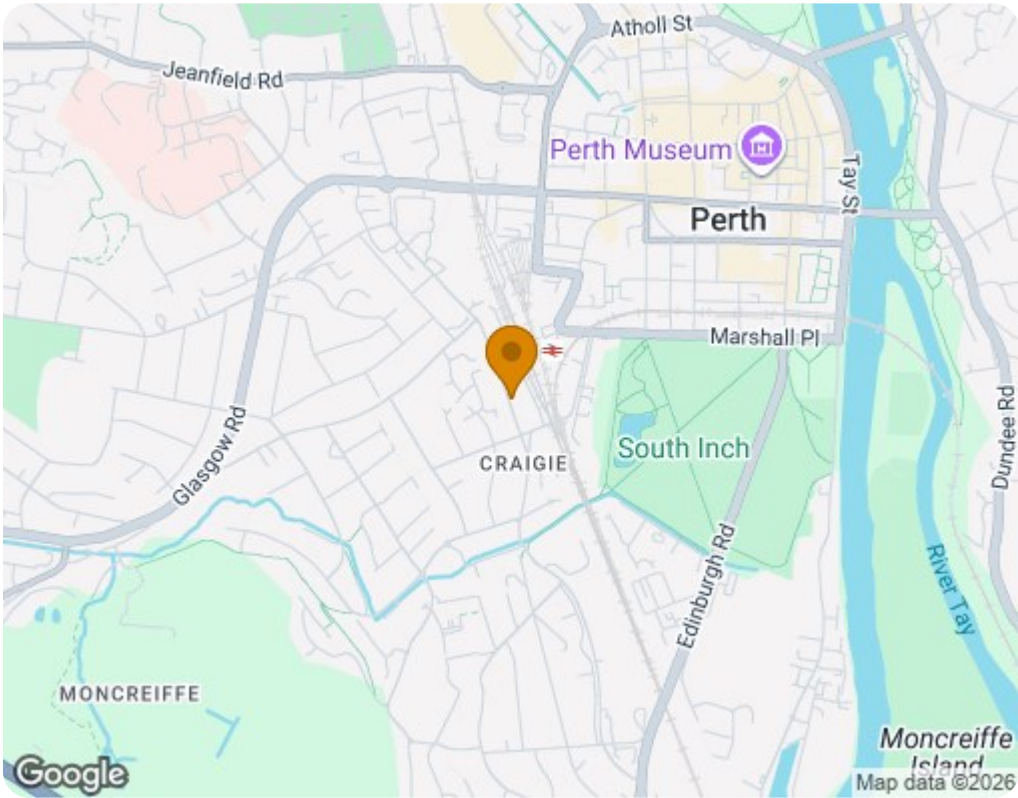
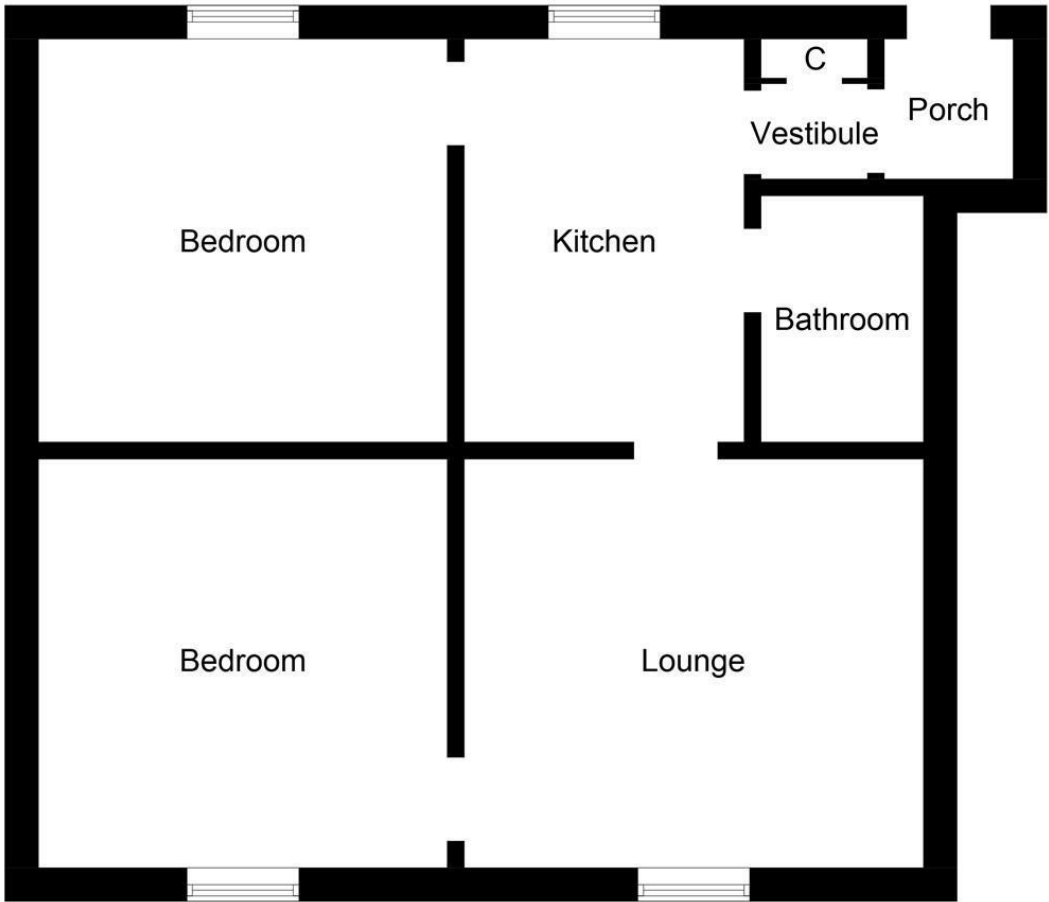




- Well presented top floor flat
- Gas central heating and double glazing
- Ideal for first time buyers, couples or investors
- Two generous bedrooms
- Highly sought after location
- Private rear section of garden
- Bright and spacious lounge
- Good sized kitchen







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		