



37 Glenlochay Road, Perth  
PH2 0AX  
Offers over £157,950

Simple Approach are pleased to welcome this well presented house on Glenlochay Road to the Perthshire residential market. This semi detached family home offers spacious accommodation set across two floors and comes to the market in good move in condition through out. Glenlochay Road comprises of; a bright front facing lounge, a stylish fitted kitchen with ample space for casual dining, three generous bedrooms and a chic family bathroom with shower over bath facility. Boasting sought-after features such as ample on street parking to the front and a sizeable, fully enclosed garden to the rear. This lovely family home also offers modern comforts such as gas central heating and double glazing making Glenlochay Road the ideal purchase for any growing family or first time buyer seeking a move-in condition home, which is perfectly placed to take advantage of nearby amenities within walking distance such as shops, reputable primary schools and a Tesco Supermarket just minutes away.

**Bathroom**

6'5" x 5'4" (1.96 x 1.65)

11'8" x 9'8" (3.58 x 2.97)

**Entrance Hallway**

15'3" x 6'4" (4.67 x 1.94)

**Lounge**

14'11" x 13'0" (4.55 x 3.98)

**Kitchen**

14'9" x 8'9" (4.51 x 2.67)

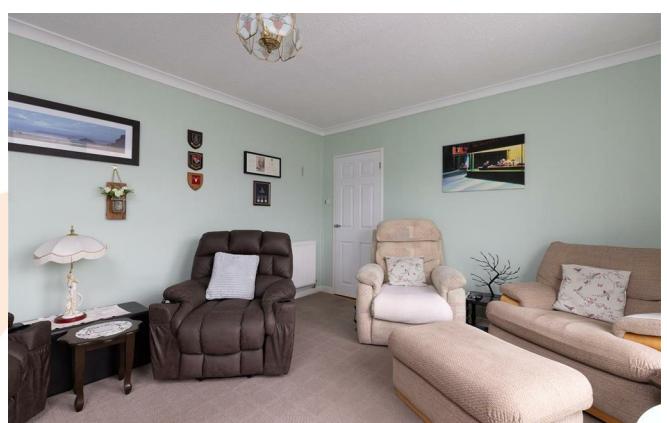
**Bedroom**

9'3" x 14'11" (2.83 x 4.55)

**Bedroom**

11'10" x 8'5" (3.61 x 2.58)

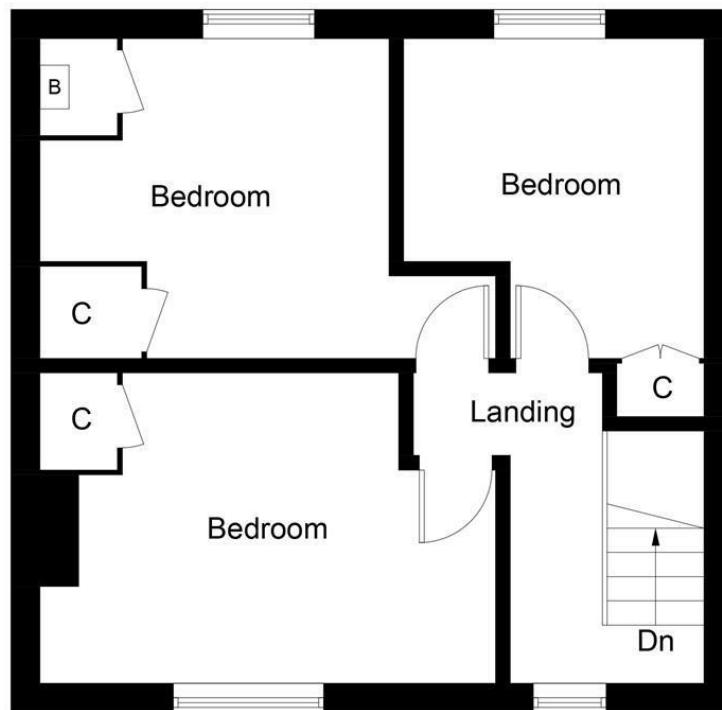
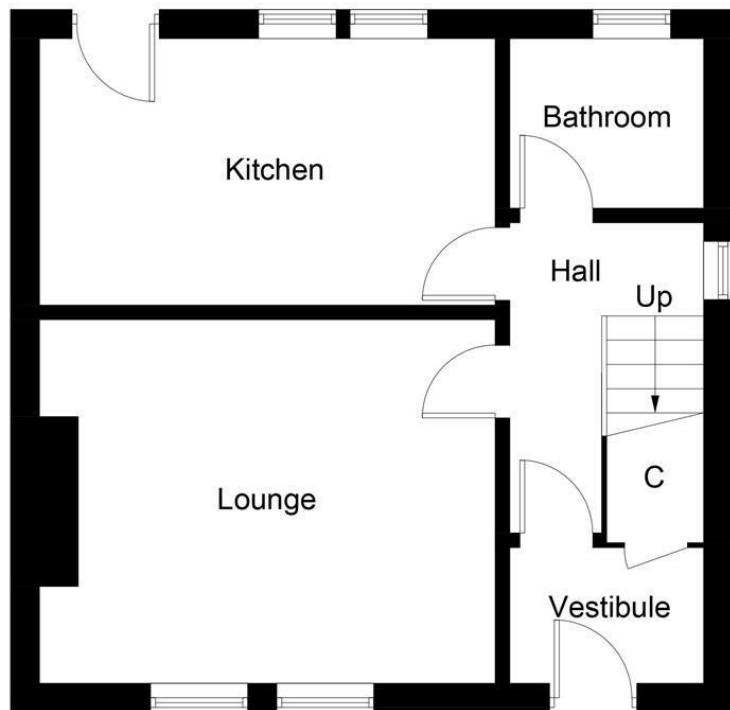
**Bedroom**





- Semi Detached House
- Stylish Kitchen
- Gas Central Heating & Double Glazing
- Incredible Views Overlooking Perth
- Three Generous Bedrooms
- Fully Enclosed Private Rear Garden
- Desirable Location
- Bright Front Facing Lounge
- Ample On Street Parking
- Whitegoods Included With The Sale

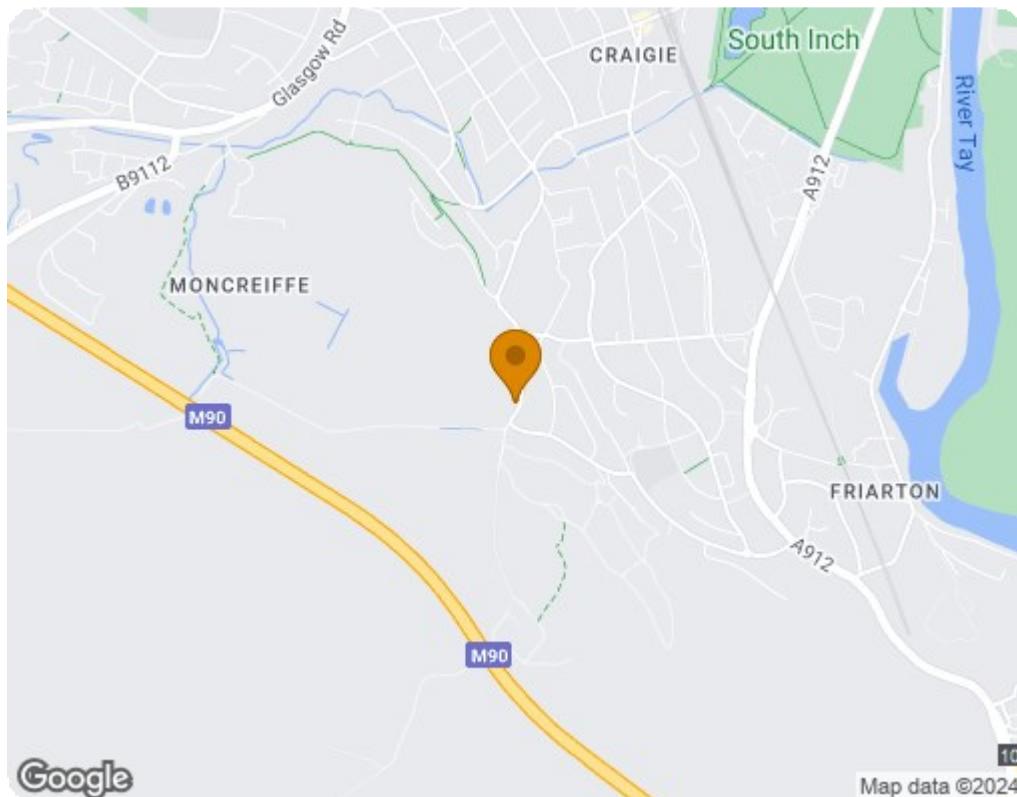




**Ground Floor**

**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1007511)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
Scotland		