

Simple Approach



Estate Agents



**94A Glengarry Road, Perth
PH2 0AB**

Offers over £117,950

This beautifully presented two-bedroom flat is located in a sought-after residential area of Perth, offering a stylish and comfortable living environment ideal for first-time buyers, downsizers or investors. The property is immaculately maintained and showcases a thoughtful blend of modern design and practical features. The accommodation comprises a bright and spacious lounge, filled with natural light from large window creating a warm and welcoming atmosphere.

The contemporary kitchen is both functional and fashionable, featuring sleek cabinetry, quality worktops, and integrated appliances. There are two well-proportioned double bedrooms, each offering ample space for furniture and storage. The modern bathroom is finished to a high standard, complete with a fresh, neutral décor, quality fittings, and a full suite including a shower over bath.

Further benefits include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Externally, there is ample on-street parking, adding to the convenience of this attractive home. Situated close to local amenities, public transport links, and green spaces, this property offers both style and substance in a well-connected Perth location.

Lounge

12'6" x 13'9" (3.82 x 4.20)

Kitchen

10'4" x 10'0" (3.17 x 3.06)

Bedroom One

11'1" x 12'7" (3.38 x 3.84)

Bedroom Two

10'10" x 10'4" (3.31 x 3.17)

Bathroom

7'10" x 5'6" (2.41 x 1.70)





- Recently Renovated Immaculate Move In Condition Apartment
- Modern Bathroom
- Highly Sought After Location
- Two Generous Bedrooms
- Gas Central Heating & Double Glazing
- Private Garden Shed and Two Communal Close Storage Cupboards
- Sizeable Stylish Kitchen
- Ample On Street Parking Along With One Private Parking Space At The Rear Of The Property



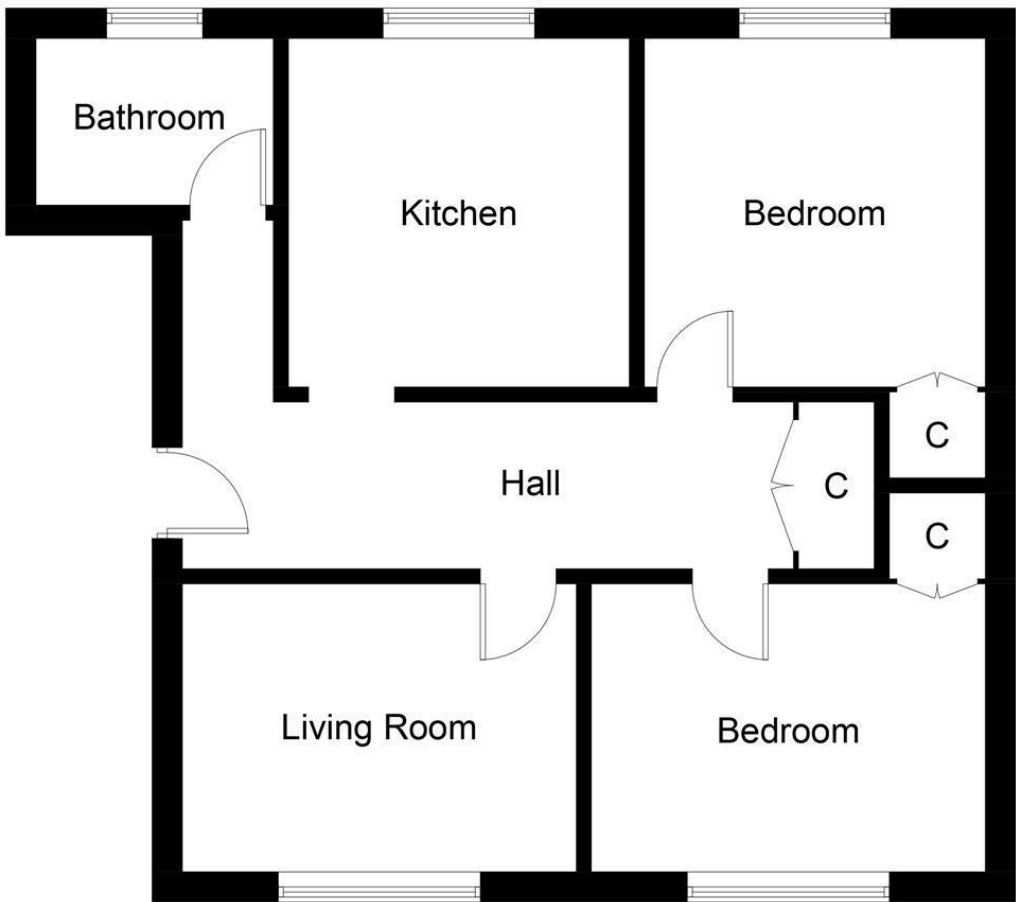
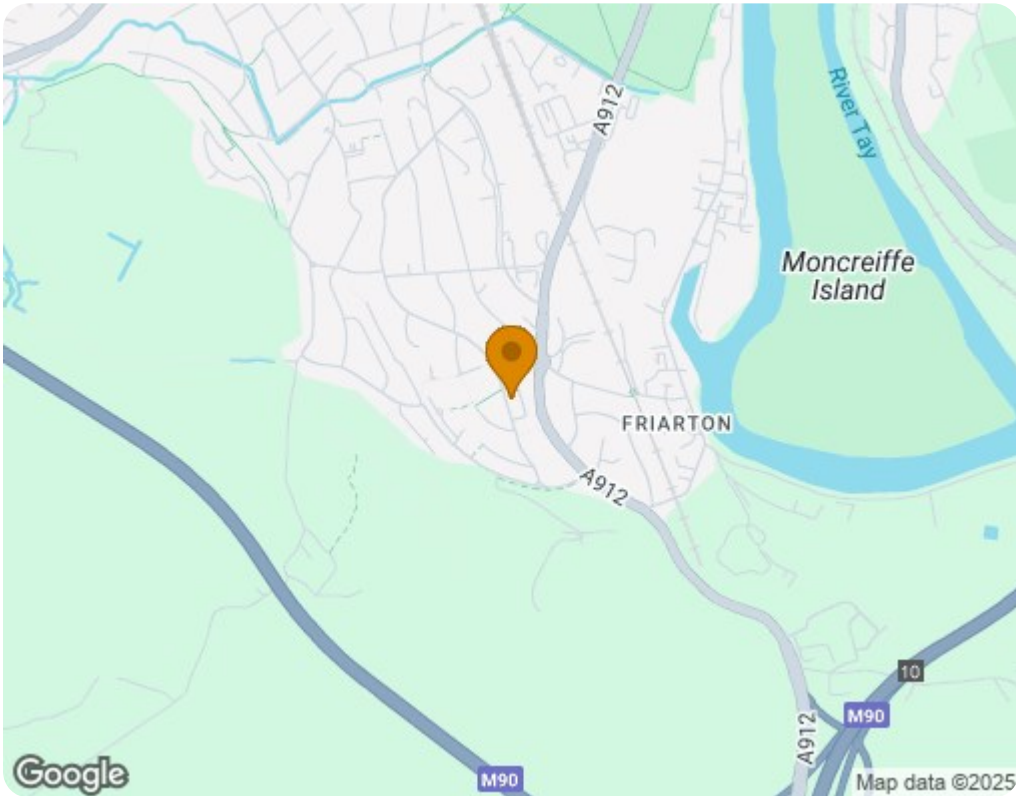


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1216128)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(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	72	72
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		