

Simple Approach



**105 Glover Street, Perth  
PH2 0JF**

**Offers over £234,950**

Simple Approach are pleased to welcome this semi detached house on Glover Street to the Perthshire residential sales market. This charming property could not be better placed for its locality to nearby amenities, as well as being very family friendly for its catchment to several reputable primary and secondary schools. The accommodation is generous and set across two floors along with having a fully floored attic space, comprising of; a welcoming entrance hallway, a grand front facing lounge with beautiful bay windows, a dining room, good sized kitchen, three generous bedrooms and a family bathroom. Externally the property sits on a generous plot with well maintained garden ground to the front and rear of the house. Vehicular needs are catered for with a garage and private driveway to the front. Viewing is absolutely essential to appreciate the space on offer, as well as the overall charm and ideal central location on offer here at Glover Street, Perth.

**Lounge**

16'6" x 14'2" (5.05 x 4.33)

**Dining Room**

15'1" x 13'3" (4.62 x 4.04)

**Kitchen**

8'7" x 9'1" (2.62 x 2.78)

**Master Bedroom**

11'3" x 13'7" (3.45 x 4.16)

**Bedroom 2**

11'4" x 16'6" (3.46 x 5.04)

**Bedroom 3**

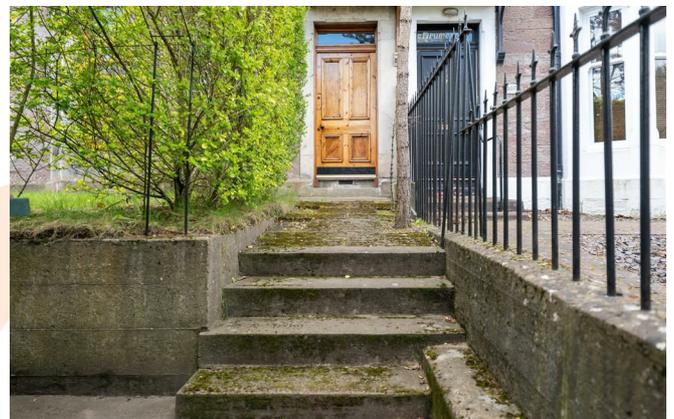
8'2" x 9'5" (2.49 x 2.88)

**Bathroom**

7'10" x 8'10" (2.41 x 2.71)

**Attic Space**

15'7" x 6'5" (4.76 x 1.97)





- Semi Detached House
- Sizeable Dining Room
- Well Maintained Garden To Front & Rear
- Grand Front Facing Lounge
- Three Generous Bedrooms
- Private Driveway & Garage
- Fire Place Features
- Floored Attic Space



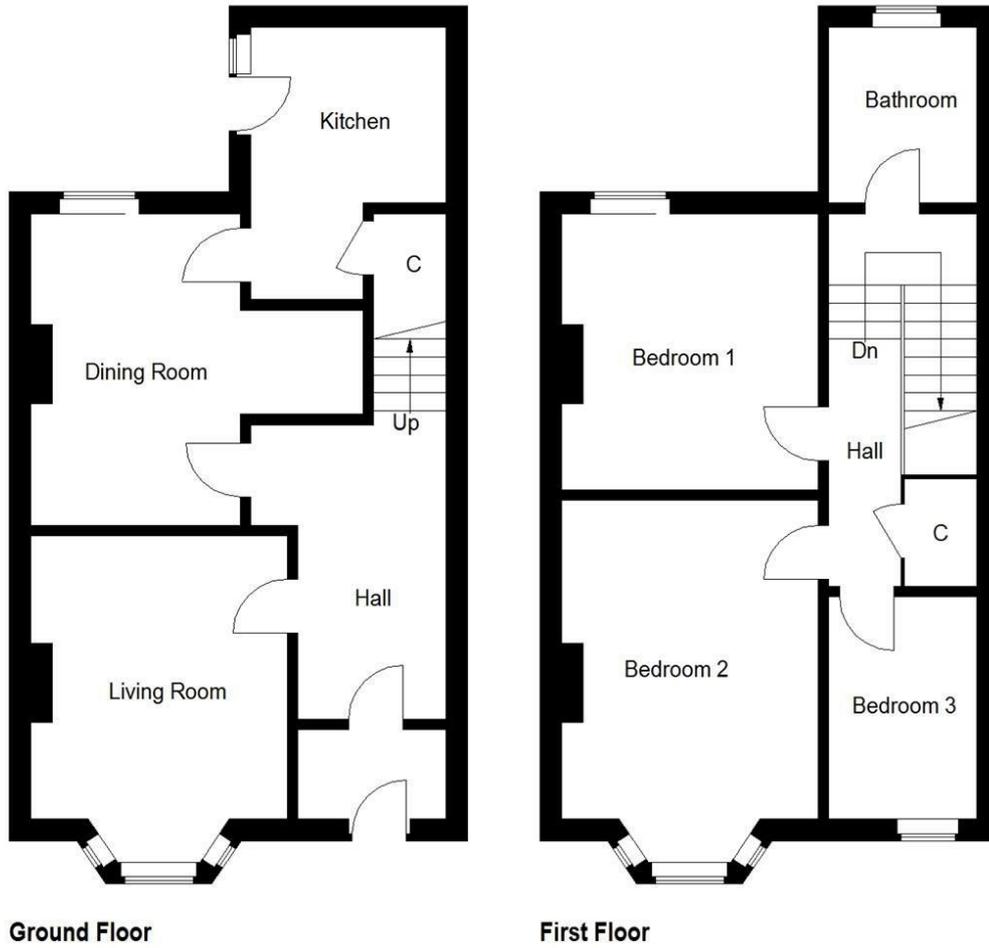
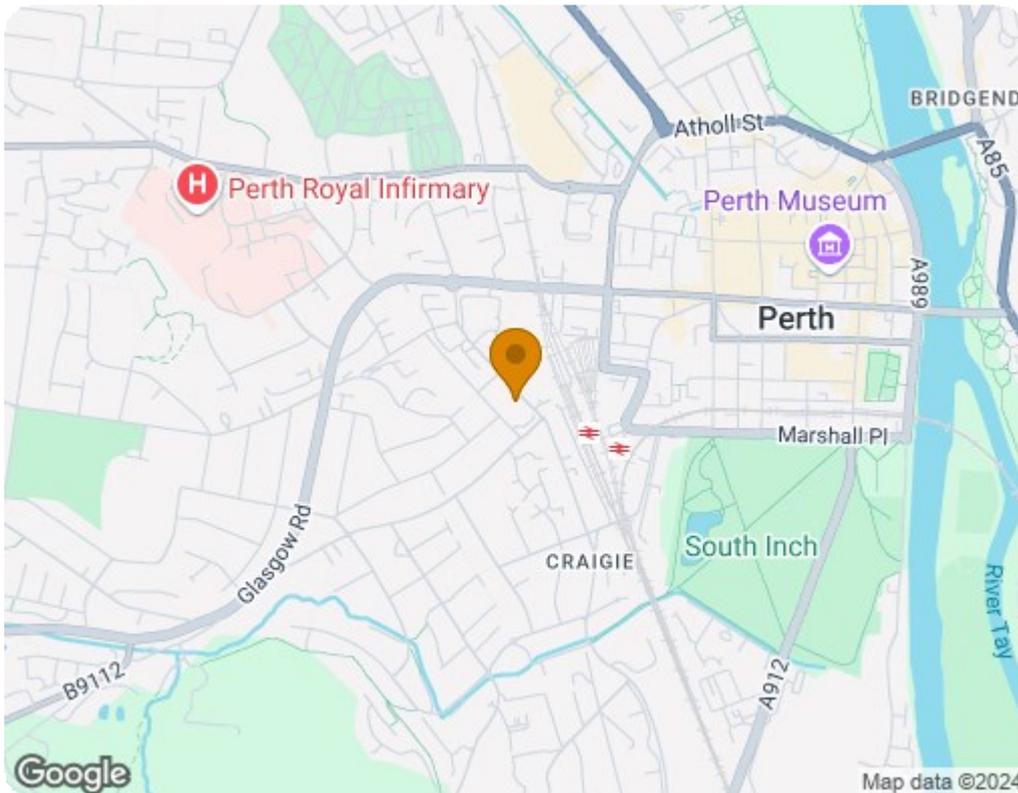


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1072187)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>78</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>1</b>	
Not energy efficient - higher running costs			
<b>Scotland</b>		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) <b>A</b>			<b>100</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>1</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	