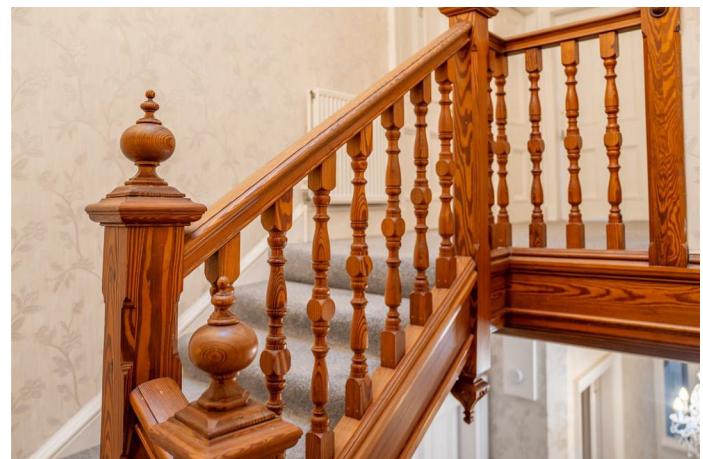


Simple Approach



Estate Agents



38 Glasgow Road, Perth  
PH2 0PB

Offers over £319,950

Simple Approach are delighted to bring to the market this truly impressive semi-detached home on the ever-popular Glasgow Road, Perth. A beautiful period property brimming with charm and character, this outstanding family home offers generous accommodation across multiple levels while retaining a warm and welcoming feel throughout.

The property boasts a bright and spacious lounge, flooded with natural light and perfect for relaxing or entertaining, along with a separate dining room ideal for family meals and hosting guests. The spacious kitchen provides ample room for cooking and informal dining, offering both practicality and comfort for everyday living.

This exceptional home features five generous bedrooms, thoughtfully arranged with one bedroom on each floor, providing flexibility for growing families or those working from home. Three of the bedrooms benefit from their own ensuite facilities, in addition to a well-appointed ground floor shower room, ensuring convenience and privacy for all members of the household.

Set upon a great plot of land, the property enjoys private garden grounds to the front, rear and side, offering plenty of outdoor space for children, entertaining, or simply enjoying the peaceful surroundings. The gardens complement the home perfectly and add to its sense of space and exclusivity. Additionally to this, the property boasts a summer house with electric mains.

Further benefits include gas central heating and double glazing throughout.

**Lounge** **En-suite Bathroom**  
15'8" x 15'4" (4.79 x 4.69) 10'2" x 6'2" (3.11 x 1.90)

### Dining Room

12'4" x 15'1" (3.76 x 4.60)

### Kitchen

22'4" x 12'4" (6.82 x 3.76)

### Bedroom One ( Ground Floor )

14'5" x 13'5" (4.40 x 4.10 )

### Ground Floor Shower Room

6'5" x 6'5" (1.96 x 1.97)

### Master Bedroom

14'11" x 12'9" (4.56 x 3.89)

### Bedroom Three

14'5" x 13'4" (4.40 x 4.08)

### Ensuite Shower Room

5'6" x 3'4" (1.70 x 1.03)

### Bedroom Four

15'8" x 13'5" (4.79 x 4.09)

### Ensuite Shower Room

3'4" x 5'7" (1.03 x 1.71)

### Bedroom Five

7'10" x 11'2" (2.41 x 3.42)





- Impressive semi-detached period property
- Separate dining room ideal for family meals and entertaining
- Three bedrooms benefiting from ensuite facilities
- Gas central heating and double glazing throughout
- Full of charm and character with spacious accommodation over multiple levels
- Spacious kitchen with ample storage and worktop space
- Additional ground floor shower room for convenience
- Bright and welcoming lounge filled with natural light
- Five generous bedrooms (one positioned on each floor)
- Set on a great plot with private garden grounds to the front, rear and side

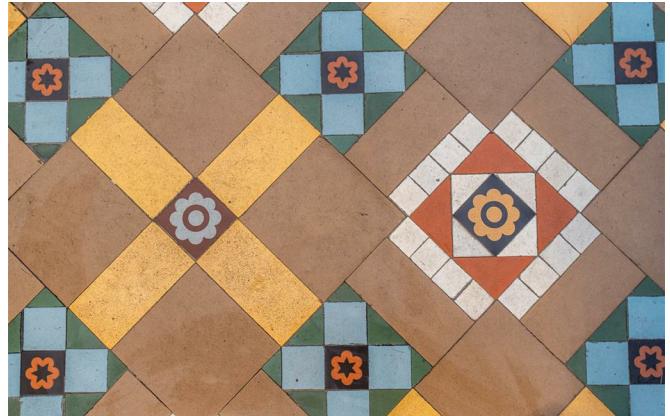
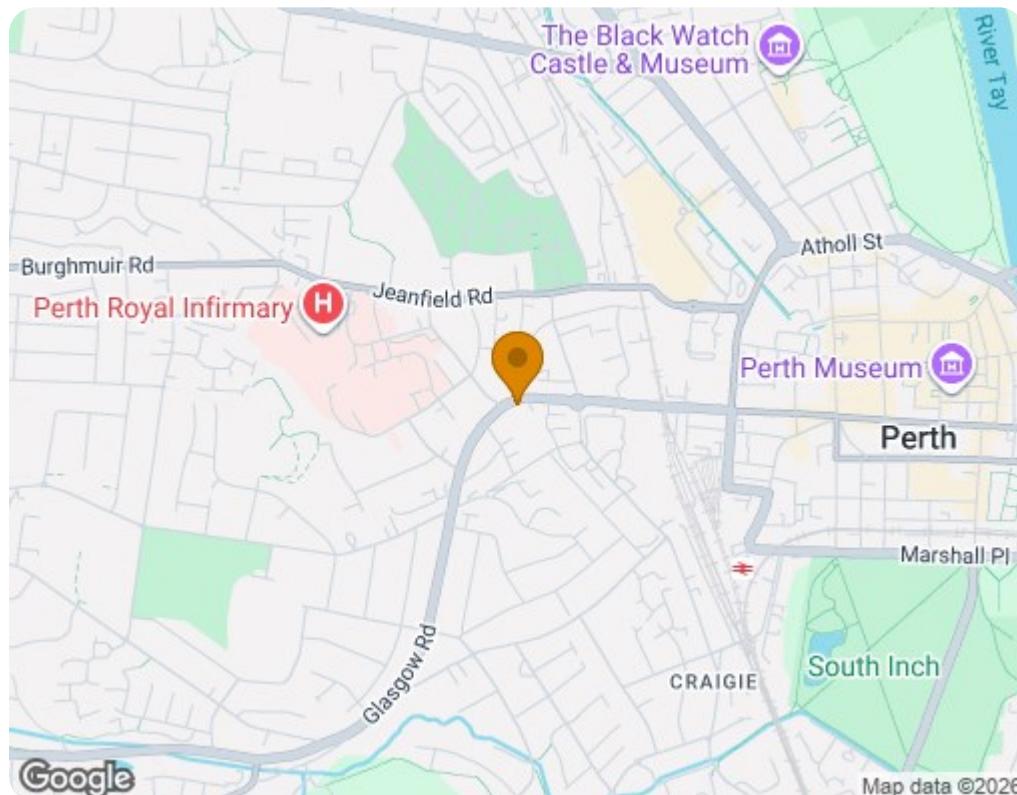




Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1274943)



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