



**Glenburn Prieston Road, Perth
Perthshire PH1 4BW**
Offers over £228,950

Glenburn Prieston Road, Perth, Perthshire PH1 4BW

This very well-presented mid-terraced house on Glenburn, Prieston Road, Bankfoot, Perth offers bright, spacious, and modern accommodation ideal for a range of buyers. The property welcomes you with a bright and spacious lounge, beautifully styled and featuring a wood-burning stove, creating a warm and inviting focal point for the room. The modern kitchen and dining area provides a perfect space for family living and entertaining, with contemporary fittings and ample storage and worktop space.

There are three generous bedrooms, each offering excellent space and flexibility for use as double rooms, guest rooms, or a home office. The stylish family bathroom completes the interior. The home benefits from a newly fitted Air Source Heat Pump heating system and double glazing throughout, ensuring year-round comfort and excellent energy efficiency. In addition, solar panels further enhance the home's eco-friendly and cost-effective credentials.

Externally, the property enjoys a well-maintained private rear garden, perfect for outdoor dining, or relaxing. There is also ample on-street parking available to the front. Located in the popular village of Bankfoot, this property offers a fantastic blend of modern comfort, efficient living, and village charm—making it a superb choice for families, professionals, or those seeking a peaceful setting within easy reach of Perth city centre.

Lounge

15'6" x 10'7" (4.73 x 3.23)

Kitchen / Dining Area

13'6" x 21'0" (4.13 x 6.41)

Bedroom One

10'4" x 13'7" (3.16 x 4.16)

Bedroom Two

11'11" x 13'6" (3.64 x 4.13)

Bedroom Three (Downstairs)

9'0" x 13'5" (2.75 x 4.10)

Bathroom

6'11" x 8'3" (2.11 x 2.53)





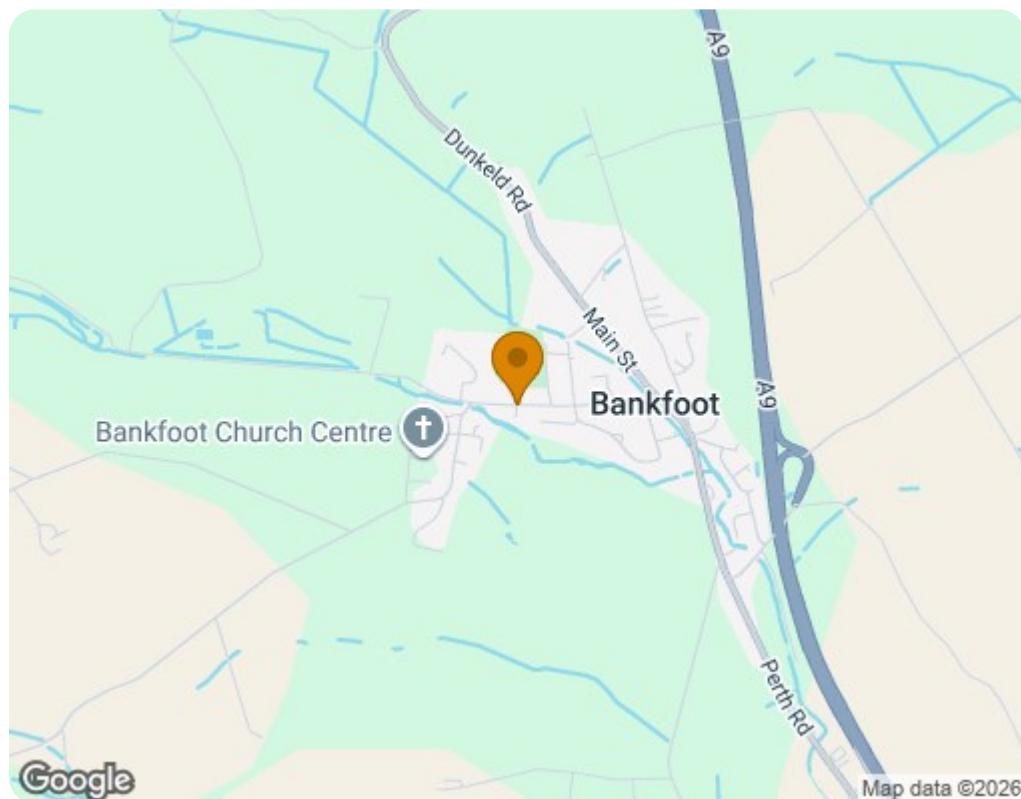
- Very well-presented mid-terraced house
- Three generous bedrooms
- Well-maintained private rear garden
- Solar panels
- Bright and spacious lounge featuring a charming wood-burning stove
- Newly fitted Air Source Heat Pump heating system
- Ample on-street parking
- Modern kitchen / dining area
- Double glazing throughout
- Peaceful village location with easy access to Perth and local amenities





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
Scotland		EU Directive 2002/91/EC	