

Simple Approach



Estate Agents



**20 Glenturret Place, Perth
PH1 3FP**

Offers over £203,950

Located in a desirable residential area of Perth, this well-maintained three-bedroom end-terraced house offers spacious and modern living, perfect for families, couples, or professionals. The property features a bright front-facing lounge, to the rear, you'll find a stylish and contemporary kitchen with an open-plan dining area, offering ample workspace and direct access to the private rear garden. A convenient downstairs WC adds practicality to the ground floor layout.

Upstairs, the property boasts three well-proportioned bedrooms, including a master bedroom with a private ensuite shower room. A modern family bathroom serves the additional bedrooms. Externally, the home enjoys a fully enclosed private rear garden and off-street parking to the front enhancing everyday convenience.

Additional benefits include gas central heating and double glazing throughout ensuring comfort and energy efficiency all year round. This is a fantastic opportunity to acquire a property in a sought-after location close to schools, local amenities, and transport links. Viewing is essential to appreciate all that is on offer here at Glenturret Place.

Lounge

13'10" x 15'4" (4.24 x 4.69)

Kitchen / Dining Area

16'6" x 10'6" (5.04 x 3.22)

Downstairs WC

2'11" x 9'8" (0.91 x 2.96)

Master Bedroom

9'2" x 9'3" (2.80 x 2.83)

Ensuite Shower Room

4'9" x 7'3" (1.45 x 2.22)

Bedroom Two

9'1" x 10'2" (2.79 x 3.10)

Bedroom Three

9'4" x 8'9" (2.87 x 2.67)

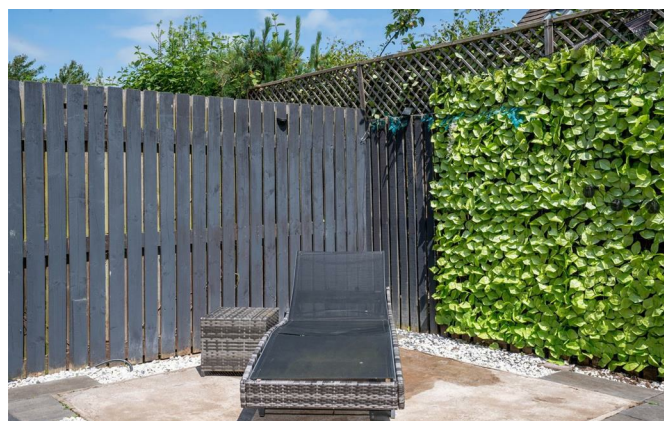
Bathroom

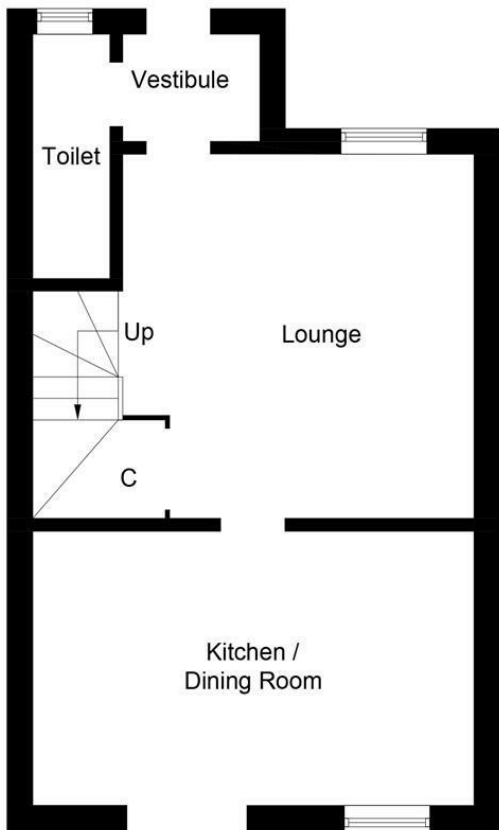
5'6" x 7'1" (1.69 x 2.18)



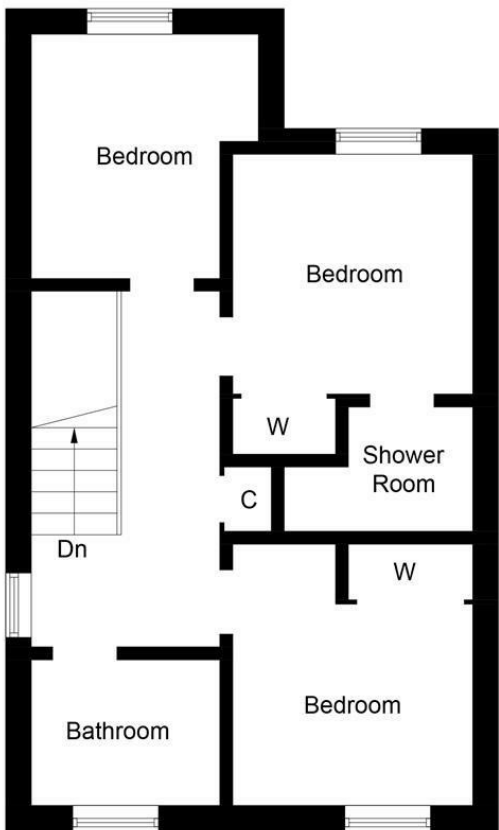


- End Terraced House
- Bright Front Facing Lounge
- Private Rear Garden
- Approx £220 Per Year For Greenbelt Maintenance
- Three Bedrooms
- Modern Kitchen / Open Plan Dining Area
- Parking To The Front
- Master Ensuite Shower Room
- Gas Central Heating & Double Glazing
- Floored Attic With Electric



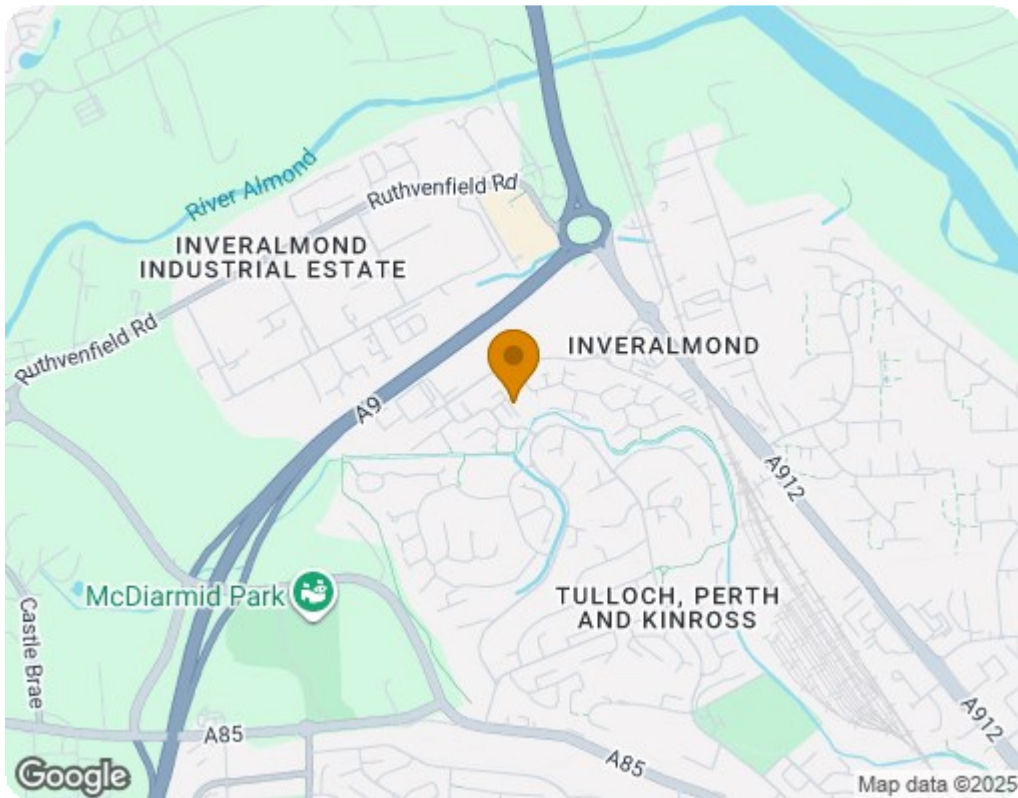


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1216227)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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	84	85
(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		