Possible
Making it Possible

Balquhidder, 167 Glasgow Road, Perth, PH2 0LY

Offers over £400,000

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Perth, PH2 0LY

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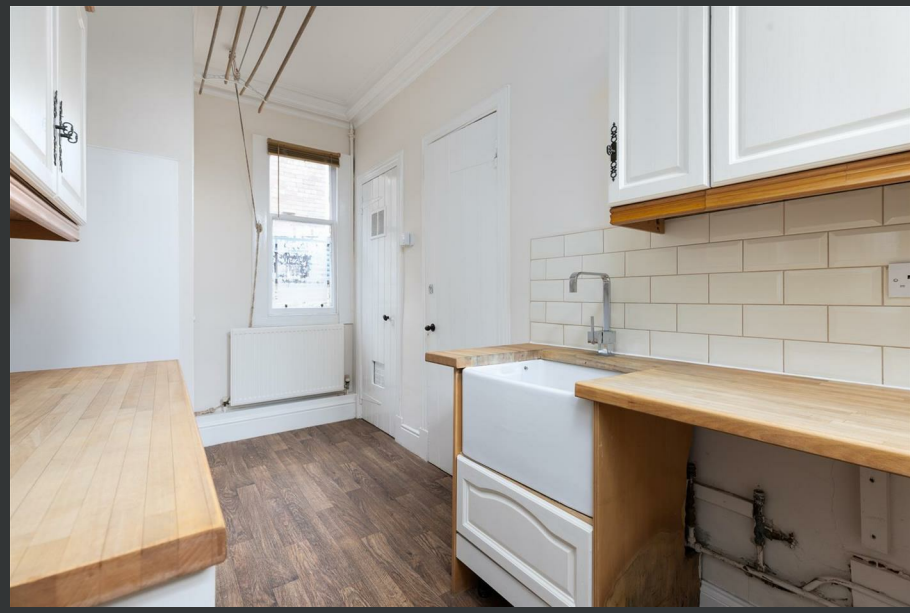
- Impressive period villa
- Elegant bay-windowed living room
- Fitted kitchen with utility room
- Two bathrooms
- Private rear garden and garden room
- Four well-proportioned bedrooms
- Separate formal dining room
- Ground-floor study/5th bedroom
- Period features throughout
- Convenient Perth location

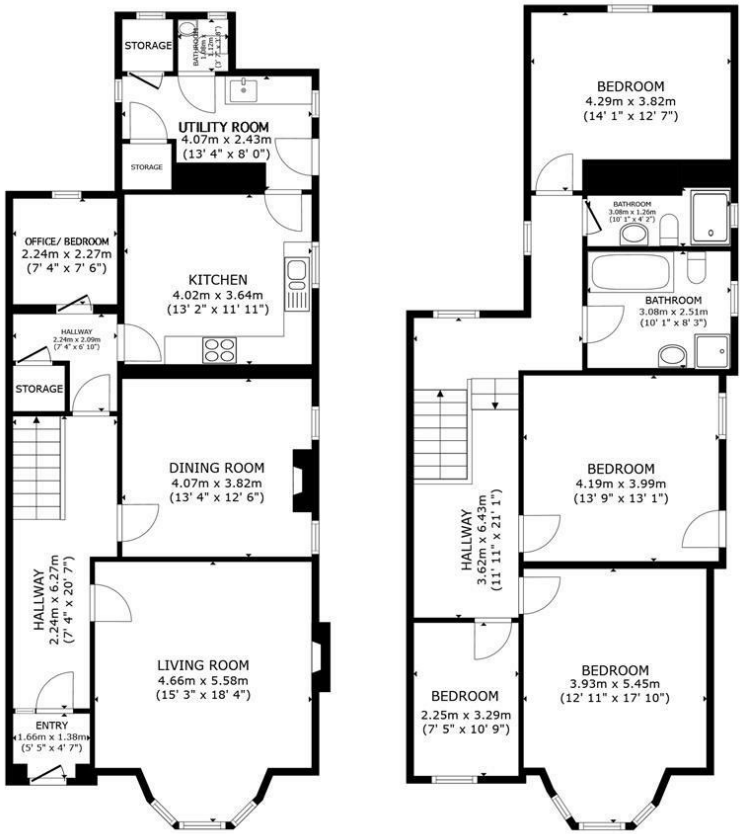
167 Glasgow Road is an impressive and spacious semi-detached villa offering generous family accommodation across two levels, ideally located within a well-established and convenient area of Perth. The property retains many period features, including high ceilings, ornate cornicing and large windows, which combine beautifully with bright, well-proportioned rooms.

The ground floor comprises a welcoming entrance vestibule and hallway, leading to an elegant bay-windowed living room with feature fireplace. A separate formal dining room provides excellent space for entertaining and family meals. The well-sized kitchen is fitted with ample storage and worktop space and is complemented by a useful adjoining utility room with additional storage and external access. A versatile ground-floor room offers potential for use as a home office, study or 5th bedroom. Upstairs, the property offers four bedrooms, including a particularly spacious principal bedroom with bay window. The remaining bedrooms are all well-proportioned and flexible in use. Two bathrooms serve the upper floor, including a modern shower room and a separate family bathroom. Externally, the property benefits from private garden grounds to the front and rear, providing a pleasant outdoor space, while on-street parking is available nearby. This substantial home offers character, space and versatility, making it ideal for families or buyers seeking a traditional property close to Perth city centre.



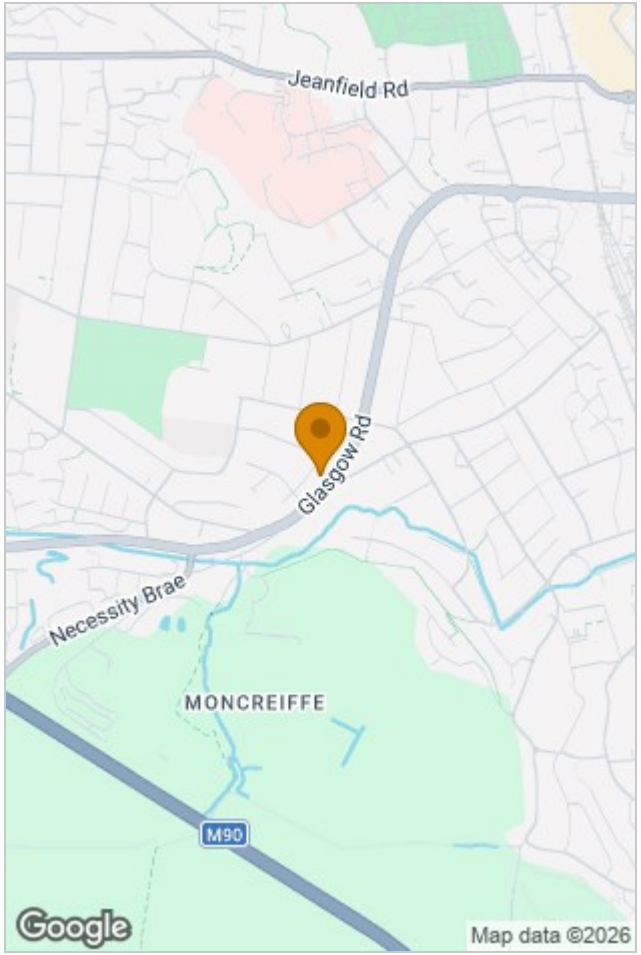
Location

Glasgow Road is a popular and well-connected area of Perth, offering easy access to the city centre and a wide range of local amenities. Nearby facilities include supermarkets, shops, cafés, schools and healthcare services, while Perth city centre provides excellent retail, dining and leisure options. The area benefits from strong transport links, including regular bus services and convenient road access to the A9 and M90, making it ideal for commuters. Perth Railway Station offers mainline services to Edinburgh, Glasgow and Inverness. Nearby green spaces and riverside walks provide excellent opportunities for outdoor recreation.



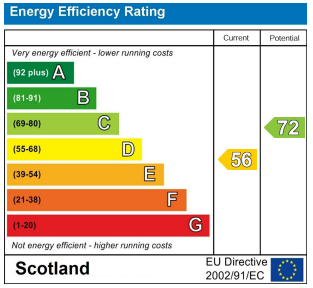
FLOOR 1

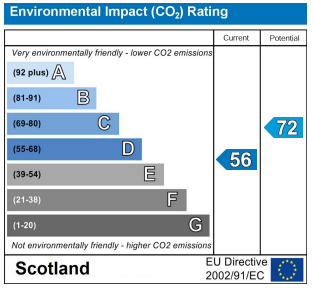
FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 94.5 m² (1,017 sq.ft.) FLOOR 2 93.1 m² (1,002 sq.ft.)
TOTAL : 187.6 m² (2,019 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport





Viewing

Please contact our Perth Office on 01738 260 035
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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