



26 Glenturret Place, Perth, PH1 3FP

Offers over £170,000

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- Attractive two-bedroom mid-terraced villa
- Dining kitchen with garden access
- Downstairs WC for added convenience
- Gas central heating and double glazing
- Private off-street parking
- Spacious lounge with neutral décor
- Stylish upgraded shower room
- Two bright double bedrooms with storage
- Landscaped rear garden with decking and seating area
- Move-in condition

Beautifully maintained and tastefully decorated, 26 Glenturret Place offers modern living in a peaceful residential setting on the outskirts of Perth. This two-bedroom mid-terraced villa combines contemporary design with comfort and practicality - ideal for first-time buyers, downsizers, or couples.

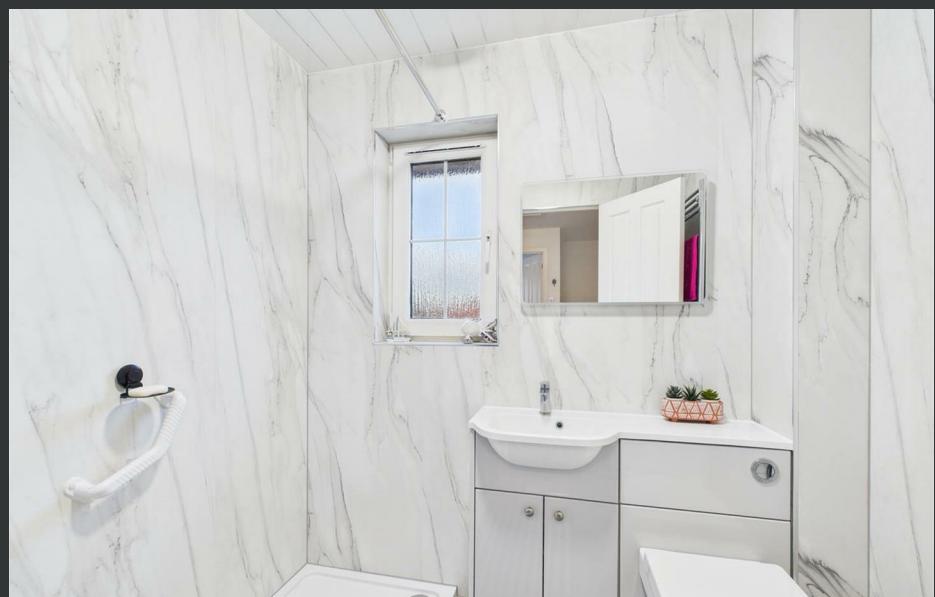
The welcoming entrance hallway leads to a bright and spacious living room, finished in neutral tones with ample space for relaxing and entertaining. The dining kitchen features white units, contrasting worktops, and integrated appliances, with room for dining and direct access to the rear garden. A convenient downstairs WC completes the ground floor layout. Upstairs, there are two generous double bedrooms, both well-presented with built-in storage and plenty of natural light. The contemporary shower room has been upgraded with a sleek vanity unit, modern fittings, and full wet-wall panels, creating a fresh, spa-like feel. Externally, the property benefits from a beautifully landscaped rear garden designed for low maintenance, with decking and seating areas ideal for outdoor entertaining. The front of the property overlooks a well-kept green space, adding to the sense of peace and community. With double glazing, gas central heating, and off-street parking, this stylish home is truly move-in ready.



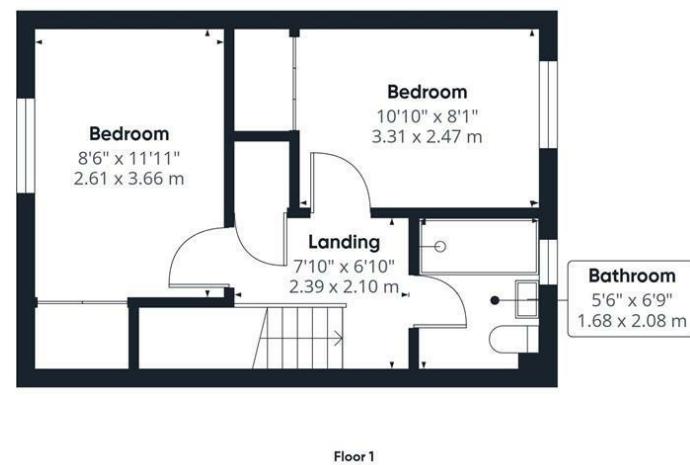
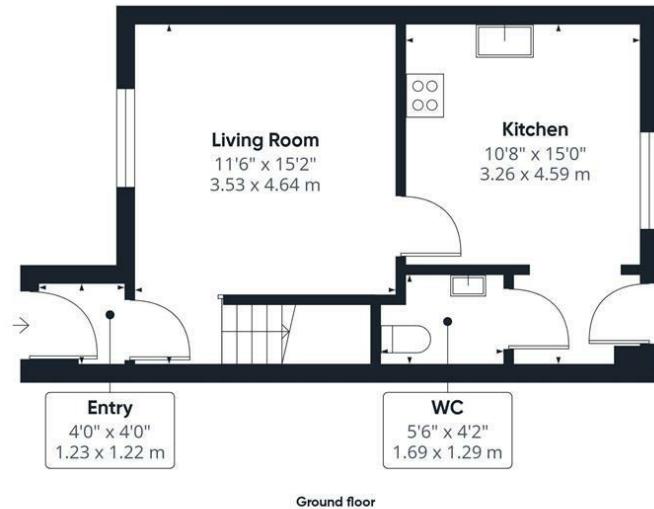


## Location

Located in the popular western outskirts of Perth, Glenturret Place forms part of a quiet, modern residential development offering easy access to local amenities and transport links. The area benefits from nearby shops, schools, parks, and leisure facilities, with Perth city centre just a short drive away. Excellent road and bus connections provide easy commuting throughout Perthshire and beyond via the A9 and M90, linking to Dundee, Stirling, and Edinburgh. Surrounded by attractive open spaces and countryside walks, this area combines convenience and tranquillity-perfect for those seeking a relaxed, modern lifestyle close to the heart of the city.





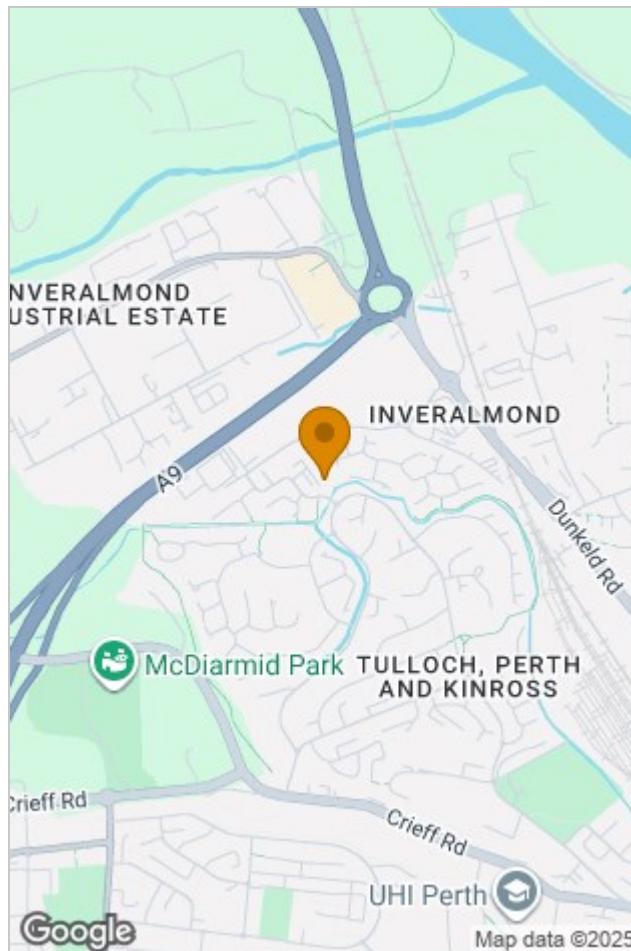


Approximate total area<sup>(1)</sup>  
653 ft<sup>2</sup>  
60.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 <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	

## 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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