



**Premier  
Properties**  
Perth



## 223 Glasgow Road, Perth, PH2 0NB

### Offers Over £279,950

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Upon entering, you are greeted by a welcoming conservatory that leads into a bright hallway. The ground floor features a generous living room, a convenient WC, a dining room perfect for entertaining, and a well-equipped kitchen. The layout is designed for flexible living, allowing for both relaxation and social gatherings.

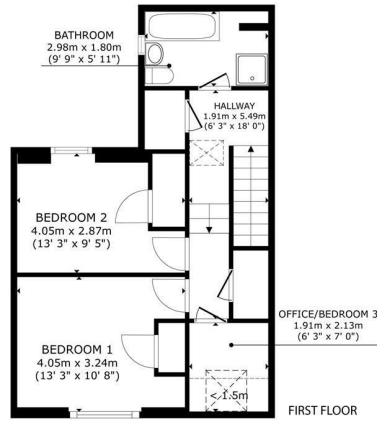
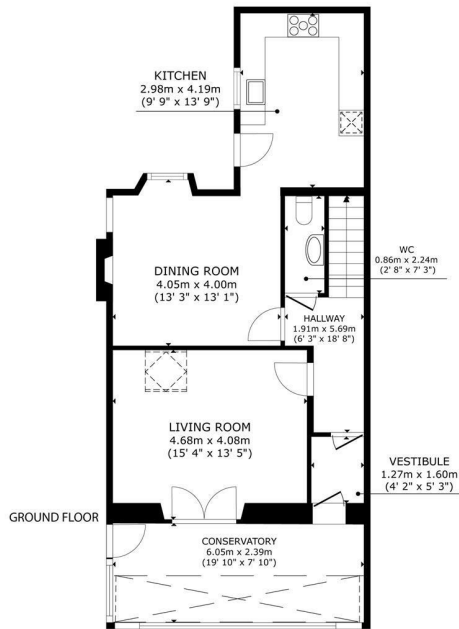
On the first floor there is a modern bathroom, box room and two good sized bedrooms.

The property benefits from off-street parking at the front, ensuring convenience for residents and guests. At the rear, you will find an enclosed garden, beautifully defined by timber fencing and hedging, providing a private space for outdoor enjoyment. The terraced garden, complete with stone and brick retaining walls, is accessible via a timber staircase, offering a delightful space for gardening or simply unwinding in the fresh air.

Perth offers an excellent range of social, leisure, consumer, retail, sporting and educational facilities. Local primary and secondary schools as well as the railway and bus stations are all within walking distance and the easily accessible A90 dual carriageway offers easy commuting times to Dundee, Edinburgh and Glasgow. There is also an excellent regular bus routes to and from the city centre close by.

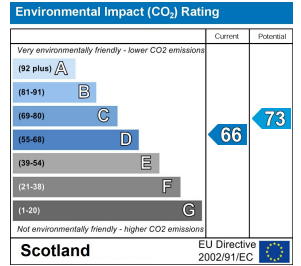
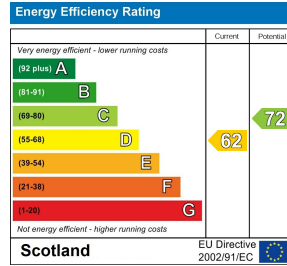
- Semi detached villa
- 2 bedrooms plus box room
- Spacious, flexible living
- Offstreet parking available
- Enclosed terraced rear garden
- Walking distance to city centre
- Close to schools and transport
- Easy access to A90





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GROSS INTERNAL AREA  
FLOOR 1 75.7 m<sup>2</sup> (815 sq.ft.) FLOOR 2 46.3 m<sup>2</sup> (498 sq.ft.)  
EXCLUDED AREAS : REDUCED HEADROOM 1.5 m<sup>2</sup> (16 sq.ft.)  
TOTAL : 121.9 m<sup>2</sup> (1,313 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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