



9 Glover Street, Perth, PH2 0JP
Offers over £95,000



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- Attractive ground floor flat
- Generous lounge with dining area
- Private back and front doors
- Shared drying green
- Double glazing
- 2 double bedrooms
- Off-street parking
- Own area of garden to rear
- Modern electric heating
- Sought-after area

Craigie area? Yup. Off-street parking? Yup. Private back and front doors? Yup. It's own area of private garden? Yup! This attractive 2 bedroom ground floor flat has a lot in the locker and would suit a range of different buyer types. Conveniently located within easy reach of the city centre, it also features modern electric heating, double glazing, a generous lounge with space for dining and is presented in move-in condition.

The property is accessed by its own private front door which leads into a small vestibule. The spacious lounge has been tastefully decorated in modern tones and also provides space for dining table and chairs. There is also a central hallway with useful storage cupboard, two bedrooms, a generous bathroom and kitchen with door leading to the exterior. To the front of the property there is an area of stone chips providing off-street parking. To the rear there is a private area of garden immediately behind the property itself and a further shared drying green adjacent.

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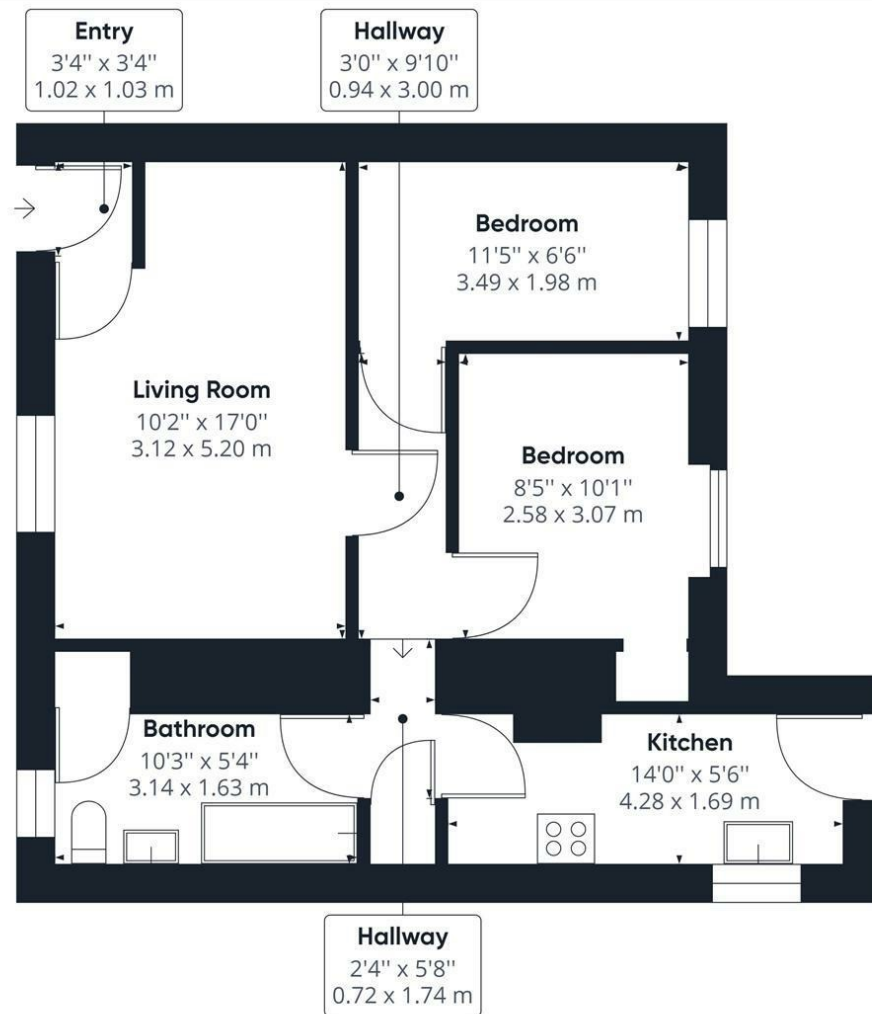


Location

The property is located within the sought-after Craigie area of Perth and in close proximity to a number of nearby amenities including primary schools, a local shop/post office, regular bus service and eateries. Perth city centre, railway station, bus station and the picturesque South Inch Parklands can also be found within walking distance. Easy access can also be gained to the M90 motorway via the nearby Edinburgh Road.





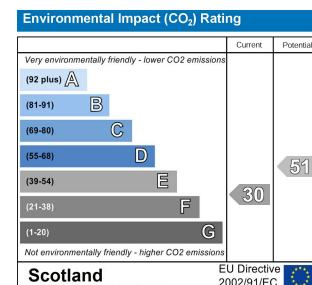
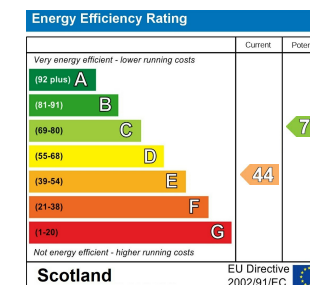
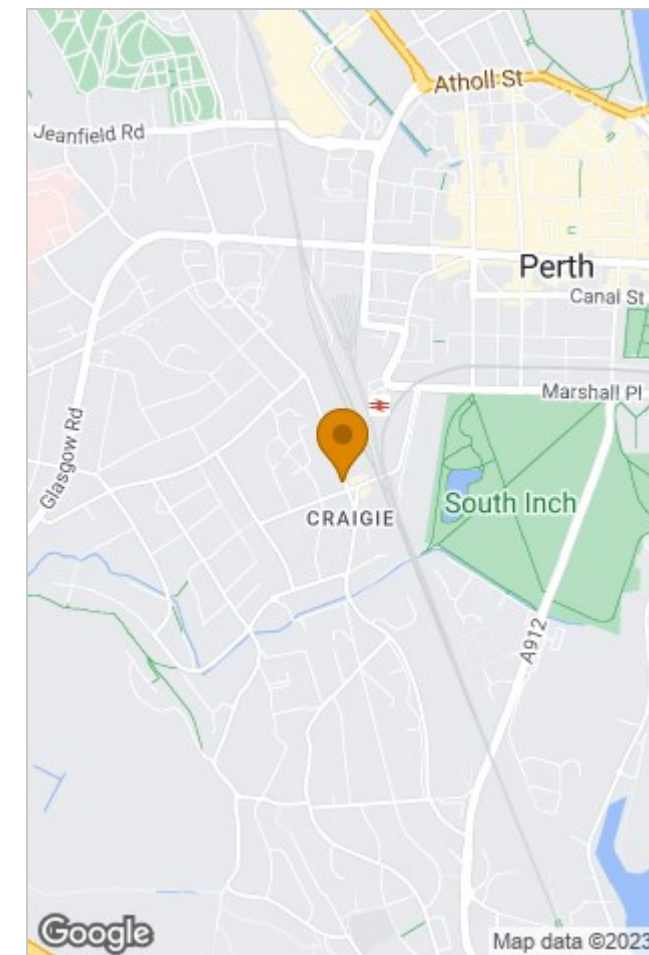


Approximate total area⁽¹⁾
545.74 ft²
50.70 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.