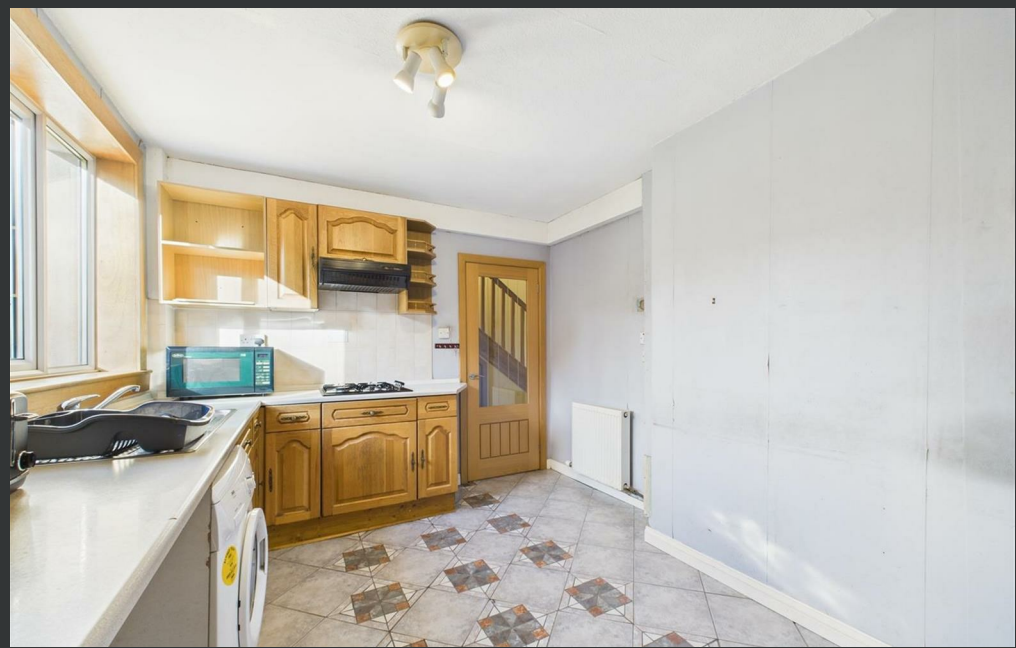




13 Glenbruar Crescent, Perth, PH2 0AJ
Offers over £180,000



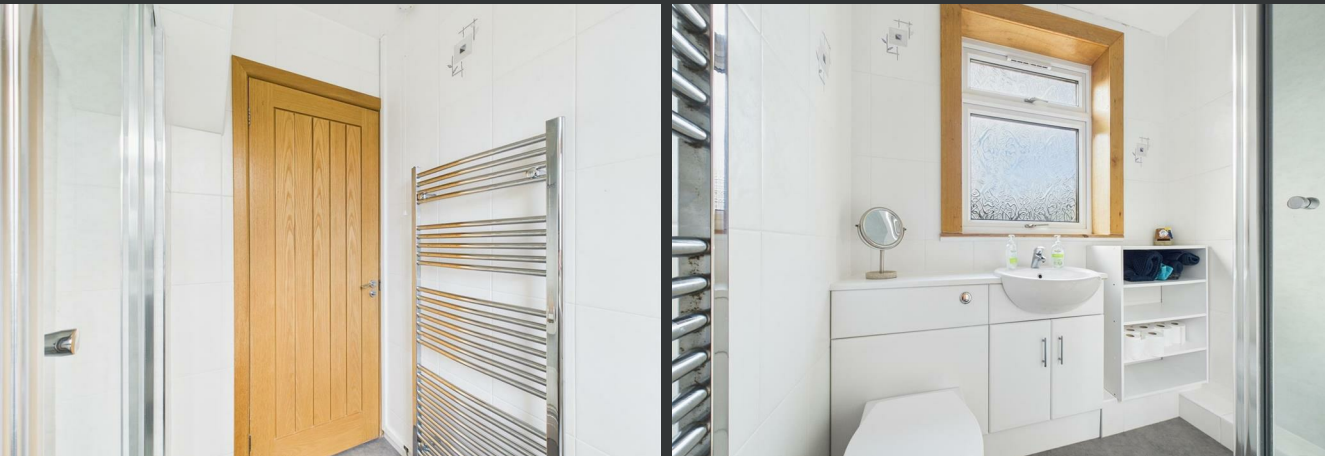
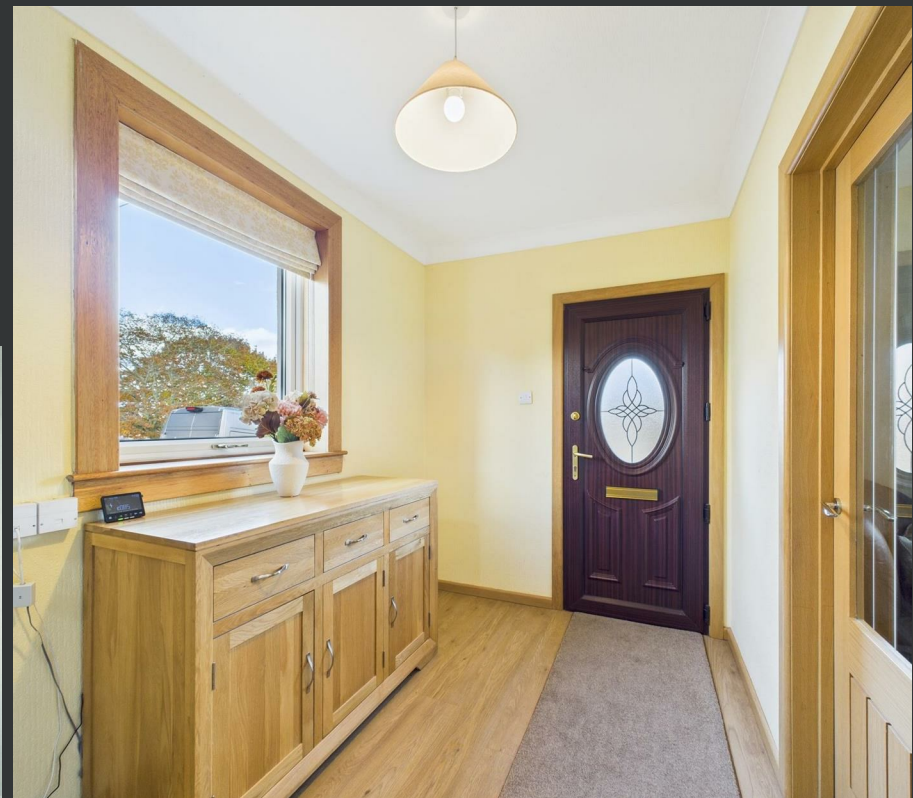
13 Glenbruar Crescent Perth, PH2 0AJ

- Attractive three-bedroom semi-detached home
- Well-equipped kitchen with garden access
- Three generous bedrooms
- Private monoblock driveway
- Peaceful residential setting
- Spacious lounge filled with natural light
- Modern shower room with built-in storage
- Large enclosed rear garden
- Gas central heating and double glazing
- Excellent potential to personalise

Set in a quiet, family-friendly street within a popular Perth neighbourhood, 13 Glenbruar Crescent is a spacious three-bedroom semi-detached home offering bright interiors, generous outdoor space, and plenty of off-street parking. This well-maintained property presents an ideal opportunity for first-time buyers, young families, or those looking to upsize.

The ground floor welcomes you with a wide entrance hallway leading to a bright and airy living room, featuring a large picture window that fills the space with natural light. To the rear, the kitchen provides ample fitted storage, generous worktop space, and garden access - perfect for everyday family living. Completing the ground floor is a modern shower room, finished in crisp white with built-in storage and a walk-in enclosure. Upstairs, three well-proportioned bedrooms offer flexible accommodation, ideal for family life or home working. Each room benefits from large windows that enjoy open, leafy views. Externally, the home boasts a generous rear garden, mainly laid to lawn, perfect for entertaining, gardening, or children's play. To the front, a monoblock driveway provides convenient off-street parking. Benefiting from gas central heating, double glazing, and excellent potential to modernise further, this is a fantastic property in a desirable Perth location - ready to become a wonderful family home.

Offers over £180,000





Location

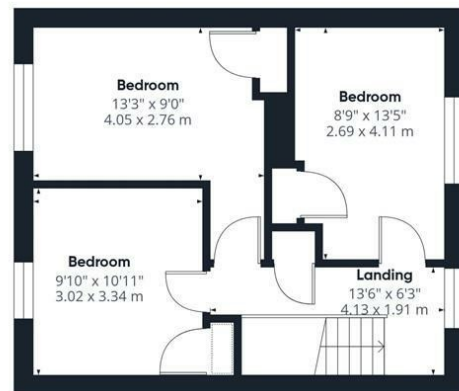
Located in a popular residential area of Perth, Glenbruar Crescent enjoys a peaceful yet convenient setting close to a wide range of local amenities. Nearby you'll find shops, schools, and bus routes, while Perth city centre is just a short drive away, offering excellent shopping, dining, and leisure options. The property benefits from easy access to the A9 and M90, providing superb links to Dundee, Stirling, and Edinburgh. Surrounded by green spaces and established family homes, this is an ideal area for those seeking community living with all the benefits of city convenience close at hand.







Ground floor



Floor 1



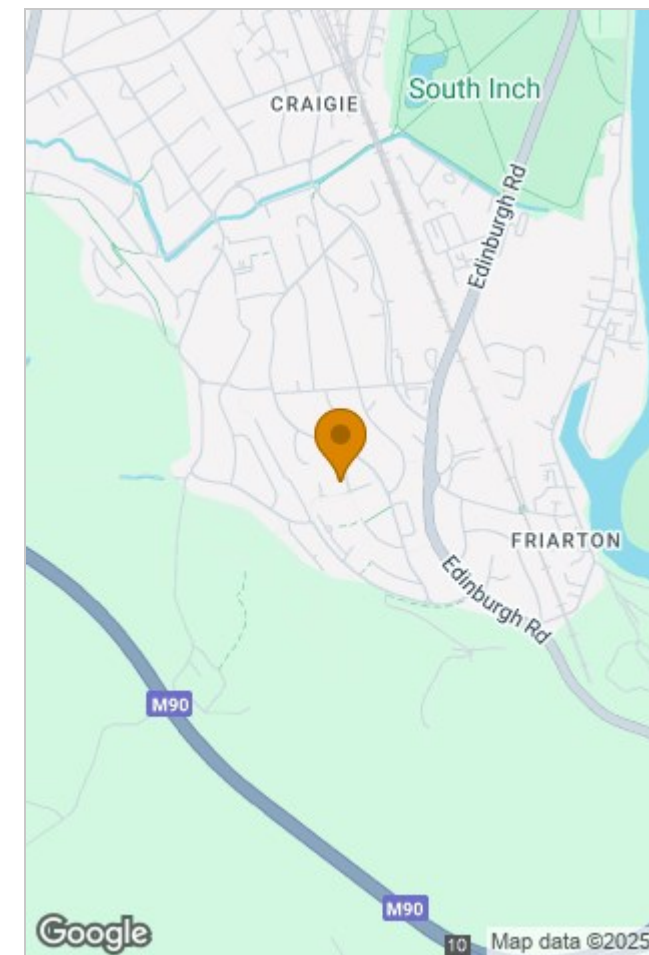
Approximate total area⁽¹⁾

883 ft²
82.1 m²

(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.

GIRAFFE360



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂e Rating)

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	71	73
Not environmentally friendly - higher CO ₂ emissions		

Scotland EU Directive 2002/91/EC