

# 112 Glasgow Road

PERTH, PH2 0LU



*Impressive four-bedroom period home in desirable location with a handsome stone façade, gated driveway, garage, and established gardens that enjoy open views*



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McEwan Fraser Legal is delighted to present this Handsome period home with four bedrooms, a garage and a gated drive on Glasgow Road. This substantial and meticulously maintained four-bedroom period property offers a rare opportunity to own a truly elegant and spacious family home in one of the area's most sought-after locations. Rich in character and charm, the home combines beautiful original features with generous, flexible living space, making it ideal for families or those seeking a forever home.

# THE DRAWING ROOM



The ground floor boasts a grand drawing room, complete with a bay window, a feature fireplace, and ornate cornicing, reflecting the property's period heritage. A formal dining room provides an ideal space for entertaining, while a separate sitting room offers additional family space for day-to-day living.



# THE DINING ROOM





# THE SITTING ROOM





# THE KITCHEN



The well-equipped breakfasting kitchen is positioned to the rear, with ample room for informal dining, and is complemented by a useful utility room and ground-floor shower room.

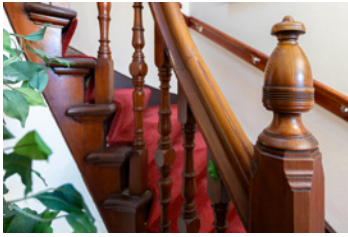




# THE UTILITY & SHOWER ROOM







Upstairs, the home offers four generous bedrooms, all with pleasant outlooks and ample storage, along with a well-appointed family bathroom.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOMS 3 & 4





Externally, the property is equally impressive, with a handsome stone façade, gated driveway, garage, and established gardens that enjoy open views — perfect for outdoor living and entertaining.

Located in a highly desirable residential area, this home blends traditional character with modern comfort and presents an exceptional opportunity for buyers seeking space, quality, and timeless appeal.

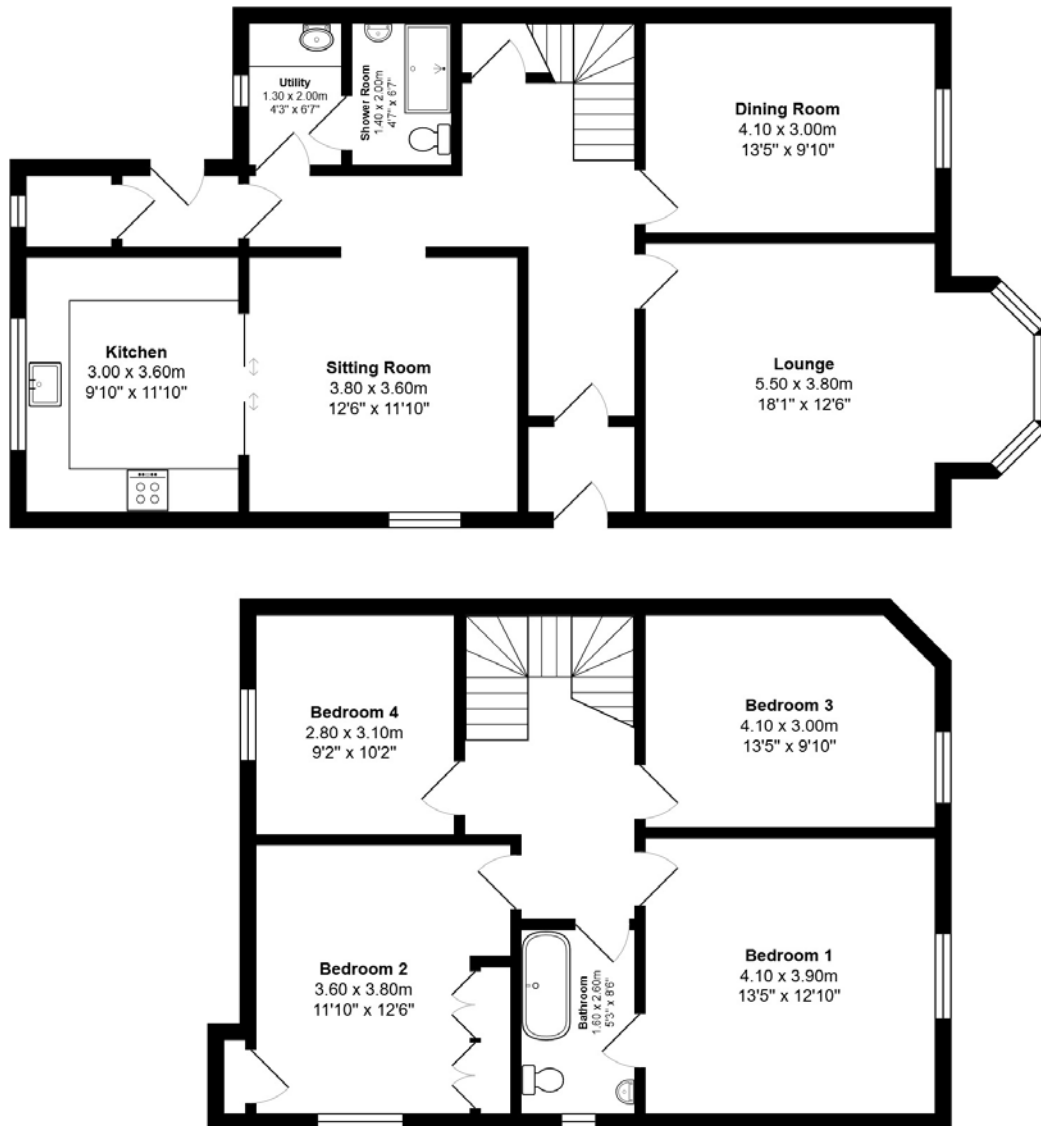
Viewing is essential to appreciate the scale, charm, and condition of this exceptional home.

# EXTERNALS



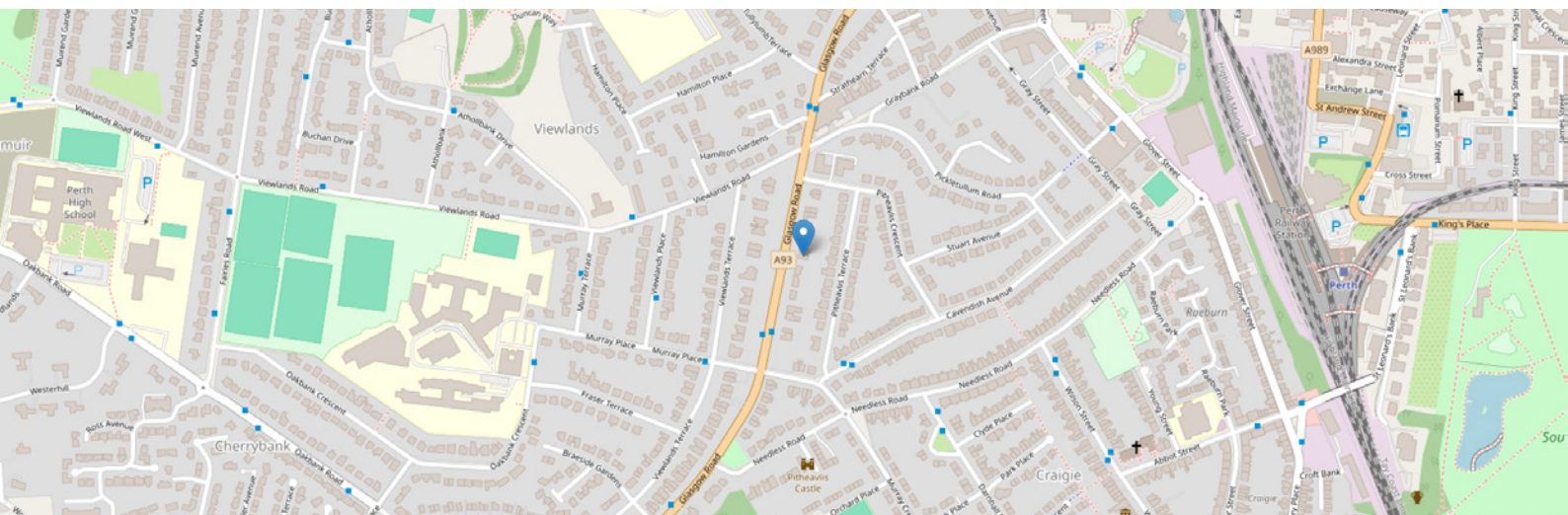


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 152m<sup>2</sup> | EPC Rating: E





# THE LOCATION

This well-positioned home lies within one of Perth's most sought-after residential areas, making it a superb choice for families looking for both convenience and quality of life. The area is particularly attractive due to its excellent local schooling, with several well-regarded primary schools such as Viewlands, Oakbank, Craigie, and Inch View all within easy reach. Secondary education is equally well catered for, with Perth Academy, Perth Grammar School accessible from the area.







The neighbourhood offers strong walkability, with everyday amenities such as supermarkets, cafés, local shops, and medical services all within walking distance. Perth city centre is also nearby, providing a wider range of restaurants, cultural venues, and retail options. Public transport links are excellent, with Perth train station offering direct rail services to Edinburgh, Glasgow, Dundee, and beyond—ideal for commuting or days out.

For leisure and outdoor pursuits, the area boasts easy access to the South Inch and North Inch parklands, perfect for family walks, cycling, and riverside picnics. Those who enjoy more active outdoor activities will appreciate the proximity to Craigie Hill and the surrounding countryside for hillwalking and nature trails. Perth is also home to several golf courses and leisure facilities, including the Perth Leisure Pool, as well as the city's popular theatre and concert hall.

Perth Royal Infirmary and a range of healthcare services are conveniently located nearby, adding peace of mind for families. With its mix of green space, excellent schooling, strong transport connections, and cultural and recreational offerings, this location provides an ideal setting for families seeking a long-term home in a well-connected and welcoming community.



**McEwan Fraser Legal**

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