

Simple Approach



**13 Raeburn Court, Perth  
Perthshire PH2 0DD**

**Offers over £109,950**

Simple Approach are delighted to welcome this bright, spacious and well presented third floor flat on Raeburn Court to the residential market. Set within the modern development on Raeburn Court in the ever desirable area of Craigie this property is ideally placed to take advantage of nearby amenities found in the immediate vicinity, without compromising the benefits of a peaceful area with stunning elevated views across to Kinnoul Hill. Having been tastefully decorated in modern and neutral tones throughout, this property comprises; a good-sized lounge with double aspect windows showing a spectacular view, a fitted kitchen with ample space for dining, two double bedrooms with integrated wardrobes and a bath room suite with electric shower over bath facility- offering all the accommodation required by any first time buyer, small family or investor. Boasting sought-after features such as an allocated parking space, double glazed windows and ample fitted storage, this executive flat is the ideal purchase for any buyer seeking a spacious home which is ready to move in. Craigie is a popular residential area with a lovely sought-after for its close proximity to the City Centre as well as nearby amenities such as shops, restaurants, leisure pool and two reputable Primary Schools. For the commuter, Perth Bus & Train Stations are both just five minutes walk away from this property's doorstep for quick links into Dundee, Edinburgh and Glasgow.

**Kitchen**

10'6" x 11'5" (3.21 x 3.48)

**Master Bedroom**

13'11" x 10'9" (4.26 x 3.29)

**Bedroom 2**

10'5" x 9'9" (3.18 x 2.99)

**Bathroom**

6'2" x 6'6" (1.9 x 2)

**External**

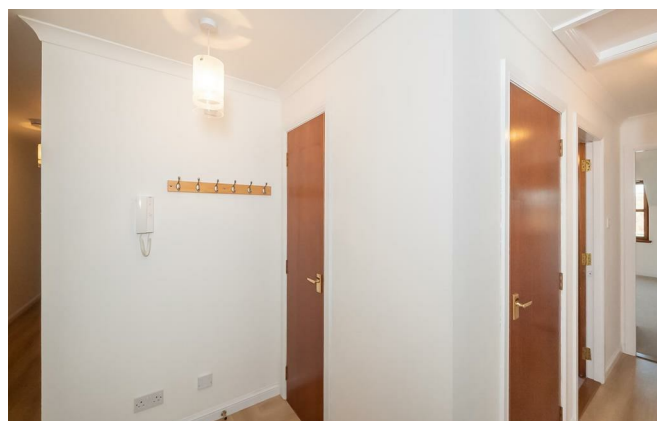
Externally this property benefits from an allocated parking space, ideal for those seeking private off street parking

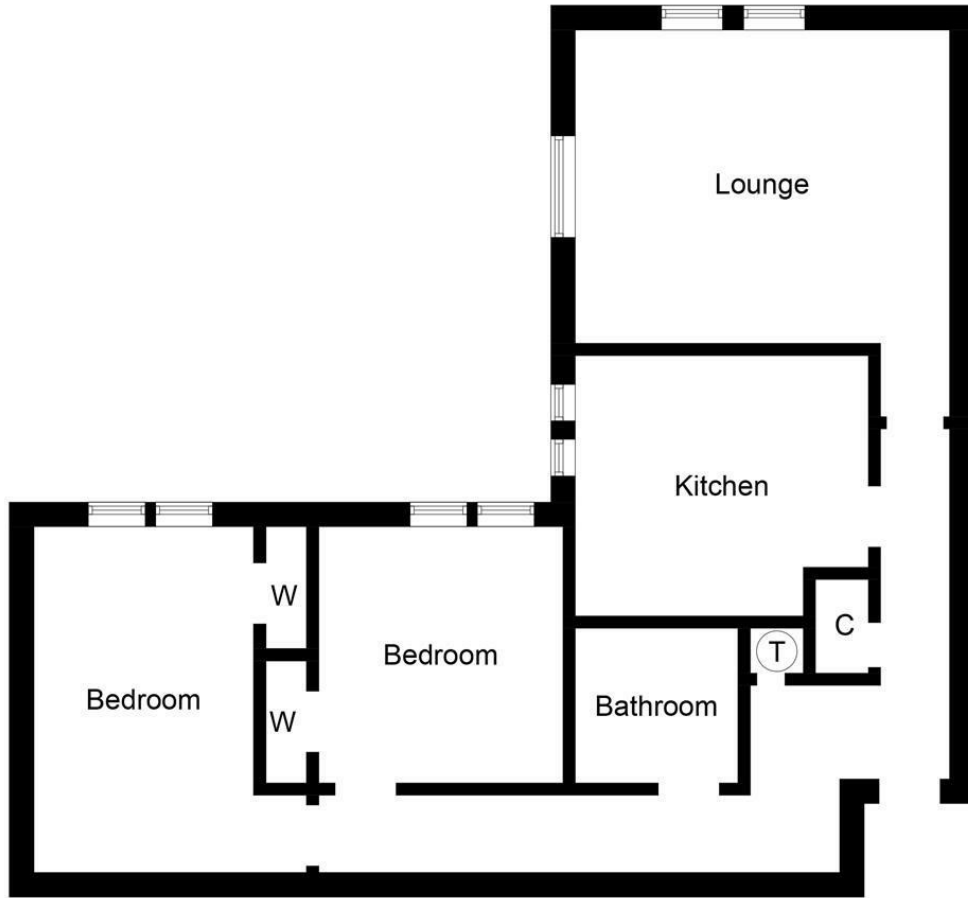
**Location**





- Fantastic Views over Perth From Both Lounge Windows
- Large Spacious Rooms Throughout
- Close To All Amenities, Bus Station & Train Station
- Allocated Parking Space
- MUST VIEW
- Ideal First Time Purchase





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	66
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	