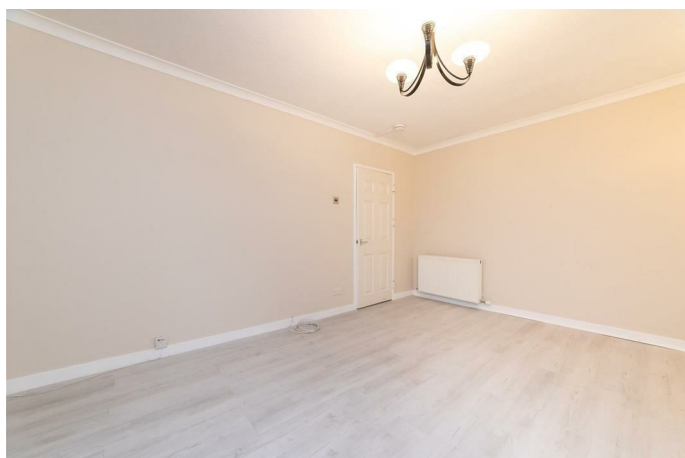


Simple Approach



Estate Agents



**33 Cluny Terrace, Perth  
Perthshire PH1 2HW**

**Offers over £89,950**

Simple Approach are pleased to welcome this beautifully presented two bedroom ground floor flat in Cluny Terrace to the open market. Set within the heart of Letham, this property boasts sought-after features such as fresh decoration, new carpeting & flooring, new bathroom, gas central heating and spacious accommodation throughout, with the additional external benefits of a large private back garden with a good-sized shed and a driveway to the front. This property is the perfect purchase for any first time buyer or growing family looking for a conveniently located, move-in condition home. Comprising; a bright and spacious lounge, a modern kitchen with ample space for dining and private rear door, two double bedrooms with fitted wardrobes and a stylish bathroom with tiling and a plumbed in gas shower facility over the bath. This property could not be better located for access to all local amenities including Primary Schools, bus routes to Perth City Centre and Tesco Supermarket as well as quick access onto the motorway for routes into Edinburgh & Glasgow. Viewing is absolutely essential in order to appreciate the spacious accommodation and the overall good condition of property that is on offer.

**Lounge**

14'11" x 12'2" (4.57m x 3.71m)

**Dining Kitchen**

9'11" x 12'7" (3.04m x 3.84m)

**Bedroom 1**

10'4" x 14'2" (3.17m x 4.32m)

**Bedroom 2**

10'5" x 10'11" (3.18m x 3.34m)

**Bathroom**

5'9" x 6'2" (1.77m x 1.88m)

**External**

This property comes with a private driveway to the front of the property with a lovely decking area. At the rear

there is a private family garden which is mainly laid to lawn and enclosed by timber fencing for safety and privacy ideal for children, this property also comes with a patio area and a large shed situated to the back of the garden which has been included in the sale.

**Location**

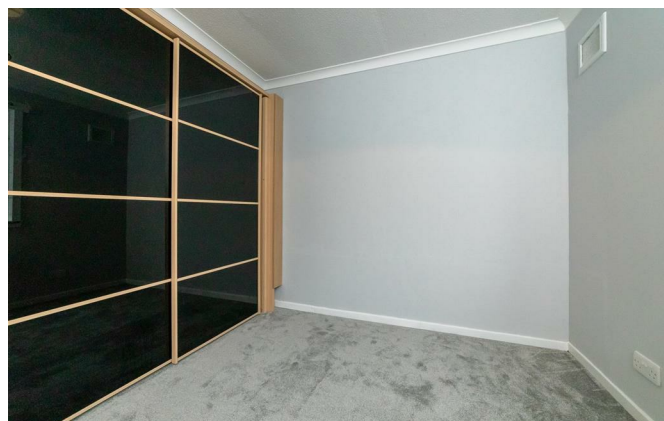
Cluny Terrace is set in the heart of area of Letham, sought-after for its locality to nearby shops, reputable schools and to Perth City Centre all just minutes away via car or via a regular bus route. Both Inveralmond and Broxden Roundabout are within easy reach, providing quick links to larger cities such as Dundee, Edinburgh and the Central Belt- ideal for the commuter.







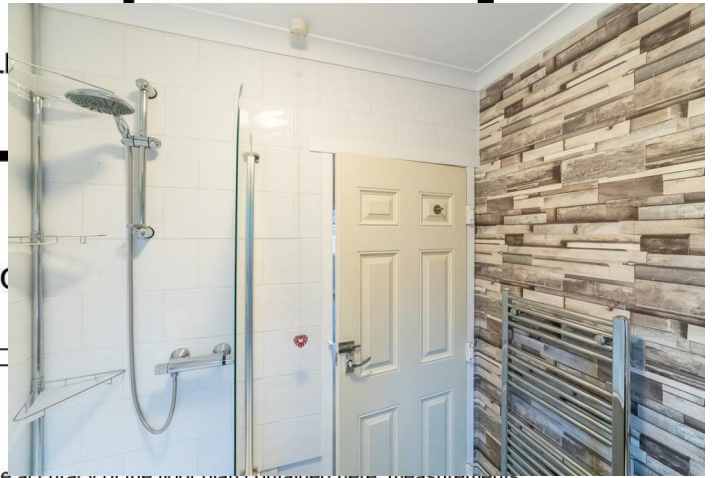
- Beautifully Presented Ground Floor Flat
- Private Driveway to Front
- Two Double Bedrooms with Brand New Carpeting
- Enclosed Garden to Rear with Large Shed
- Gas Central Heating & UPVC Double Glazing
- Private Front & Back Door Access







STORAGE



We do not warrant the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
 Made with Metropix ©2019



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>		<b>72</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
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>		<b>70</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
Scotland		