

Simple Approach



91 RAEURN PARK, PERTH



91 Raeburn Park, Perth
Perthshire PH2 0ER

Offers over £144,950

Simple Approach are pleased to bring to the market this bright and spacious two-bedroom, mid-terraced villa in Raeburn Park. This idyllic family home is set over two floors and is in move-in condition throughout, having been well maintained by the present owner. The property comprises: a warm and welcoming lounge with a stairway access to the upper floor, a modern kitchen with access to the rear garden via glass sliding doors, two double bedrooms (master with built-in wardrobes) and a family bathroom. The property benefits from gas central heating and double glazing throughout as well as boasting sought-after external features such as a privately owned driveway to the front and an easily maintained, fully enclosed family garden to the rear, all of which create the ideal home for first time buyers and growing families alike. The property is also ideally located to take advantage of all local amenities and facilities including schools, leisure centre, nearby shops and transport links including Perth Bus & Train stations both just minutes away. Viewing is essential to appreciate the space and location of this property. **very well maintained property** offers the perfect spot to entertain in the summer sunshine.

Lounge

11'8" x 15'5" (3.57m x 4.71m)

Kitchen

9'0" x 11'8" (2.76m x 3.58m)

Bedroom 1

9'1" x 11'9" (2.77m x 3.59m)

Bedroom 2

11'9" x 8'9" (3.59m x 2.68m)

Bathroom

8'9" x 4'6" (2.67m x 1.39m)

External

The property sits amongst properties of a similar style and age in a sought-after area that is both child and pet friendly. To the front is a paved, monobloc driveway and to the rear is a fully enclosed family garden space which is

Location

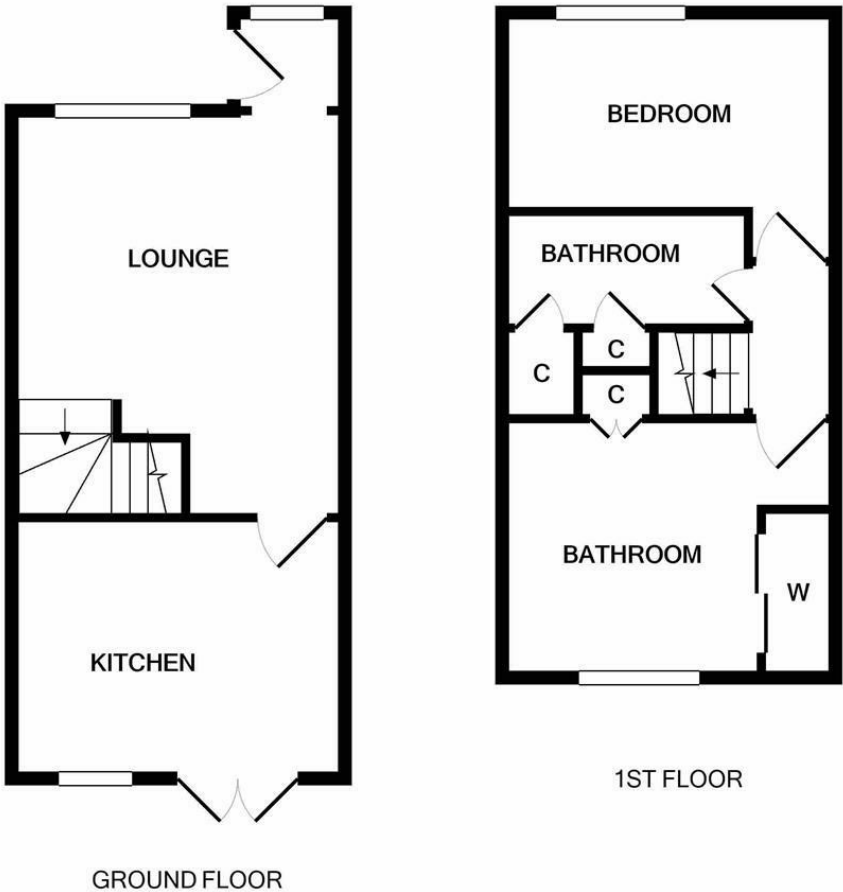
Craigie is a popular residential area within Perth, sought-after for its close proximity to the City Centre as well as nearby amenities such as shops, restaurants, leisure pool and two reputable Primary Schools. For the commuter, Perth Bus & Train Stations are both just five minutes walk away from this property's doorstep for quick links into Dundee, Edinburgh and Glasgow.





- Well Presented Mid Terraced House
- Private Driveway to Front
- Fully Enclosed, Easily Maintained Garden to Rear
- Sought-After Residential Location
- Gas Central Heating
- Double Glazing Throughout





Whilst every attempt has been made to ensure 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
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) 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		
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