

Simple Approach



**15 Raeburn Park, Perth  
Perthshire PH2 0ER**

**Offers over £139,950**

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, the kitchen has access to the rear garden via french 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 a gravelled area 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.

**Lounge**

11'9" x 15'5" (3.59 x 4.71)

**Kitchen**

11'9" x 9'1" (3.59 x 2.78)

**Master Bedroom**

9'1" x 9'6" (2.78 x 2.91)

**Bedroom Two**

11'9" x 7'2" (3.59 x 2.19)

**Family Bathroom**

8'0" x 4'6" (2.44 x 1.38)

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**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 very easily maintained and offers the perfect spot to entertain in the summer sunshine.

**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.





- Sought After Location
- Move In Condition

- Gas Central Heating
- Residential Allocated Parking

- Double Glazing
- Private Back Garden





Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID668301)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>		<b>76</b>	
(69-80) <b>C</b>			
(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>			<b>92</b>
(81-91) <b>B</b>		<b>78</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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