

Simple Approach



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

**Offers over £118,000**

Simple Approach are delighted to bring this 2 bedroom top floor apartment in the area of Craigie to the Perthshire market. Immaculately presented throughout, this beautiful property offers sought-after features such as gas central heating, double glazing and an allocated parking space. Raeburn Park is a fantastic location in Perth, well-known for its close proximity to local Primary Schools and it's quick access into Perth City Centre as well as major routes into Edinburgh and Dundee. Buyers are offered a rare opportunity with this excellent purchase as it offers modern living within a sought after location not commonly found on the open market. Viewing is essential in order to appreciate the full package on offer.

**Livingroom**

11'0" x 15'4" (3.36 x 4.69)

**Kitchen**

7'2" x 9'6" (2.20 x 2.92)

**Bedroom**

9'1" x 7'8" (2.78 x 2.34)

**Bedroom**

9'3" x 8'3" (2.84 x 2.54)

**Bathroom**

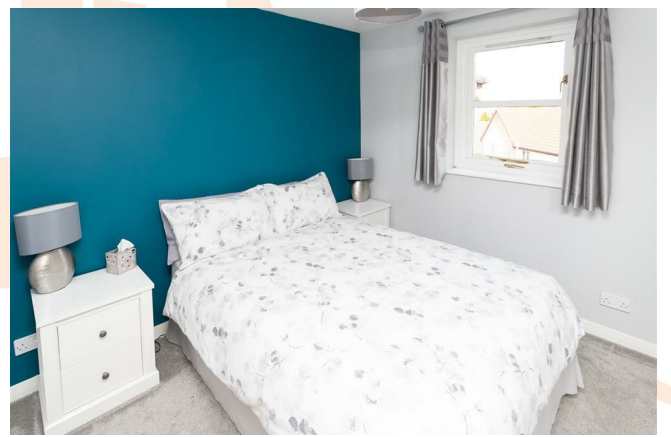
6'2" x 6'2" (1.88 x 1.90)

**External**

This property comes on maintained grounds with an allocated parking space included in the sale.

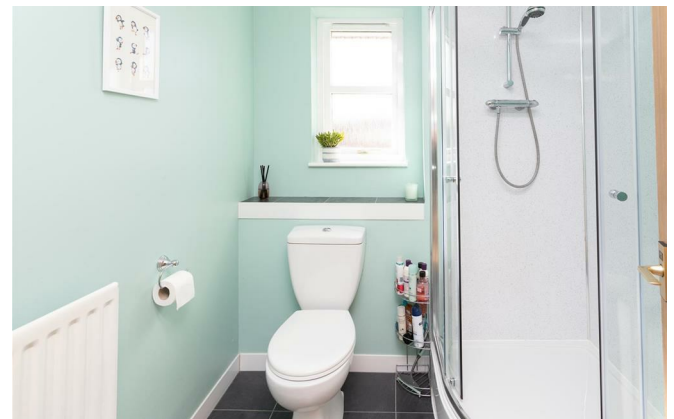
**Location**

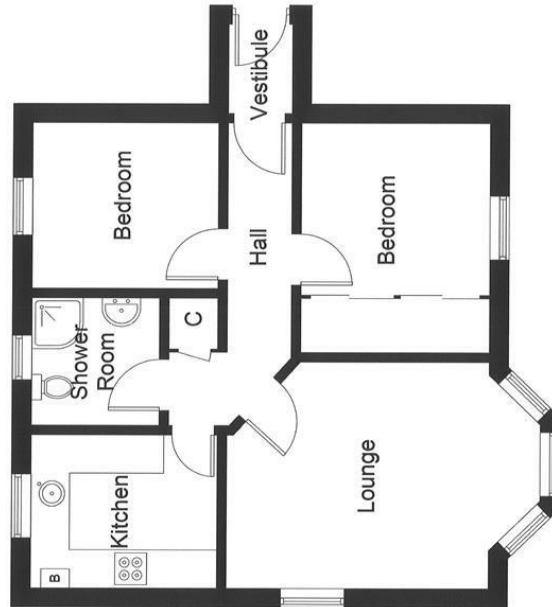
Craigie is a popular residential area within Perth, sought-after for its close proximity to the City Centre as well as nearby amenities such as shops, restaurants, leisure pool and two reputable Primary Schools. For the commuter, Perth Bus & Train Stations are both just five minutes walk away from this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





- Two Double Bedrooms
- Close to All Local Amenities
- Gas Central Heating And Double Glazing
- New Modern Fitted Kitchen
- Allocated Parking
- Beautiful Views





Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		77	77
(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>			
(81-91) <b>B</b>		80	80
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	