

Simple Approach



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

**Offers over £135,000**

Simple Approach are pleased to bring to the market this bright and spacious two-bedroom, first floor flat in the sought after Raeburn Park. This property comes to the market in pristine move in condition and a modern style throughout. This immaculate property comprises of a spacious lounge where natural light beams through a beautiful bay window, a new fully fitted kitchen, a lovely family bathroom and two bedrooms one of which is a master and has fully fitted wardrobes. The property benefits from gas central heating and double glazing throughout, it also has perfectly maintained communal grounds and an allocated parking space. . 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**

11'0" 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" (2.78x 2.34)

**Bedroom**

6'6"/27'5'7" x 7'8" (2/84 x 2.34)

**Bathroom**

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

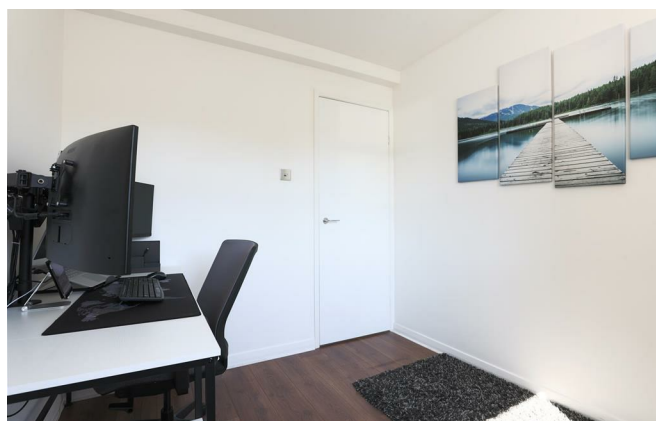
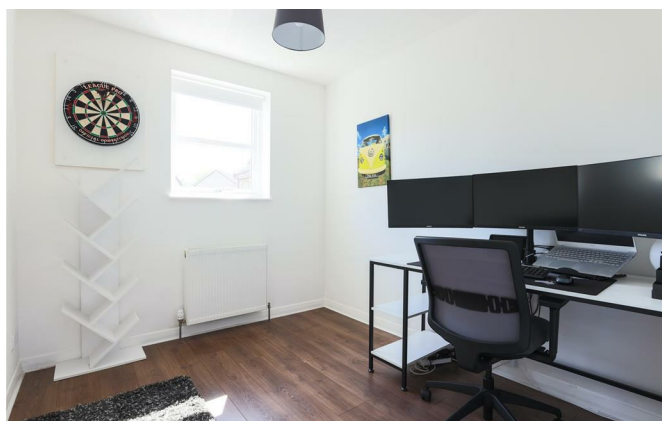


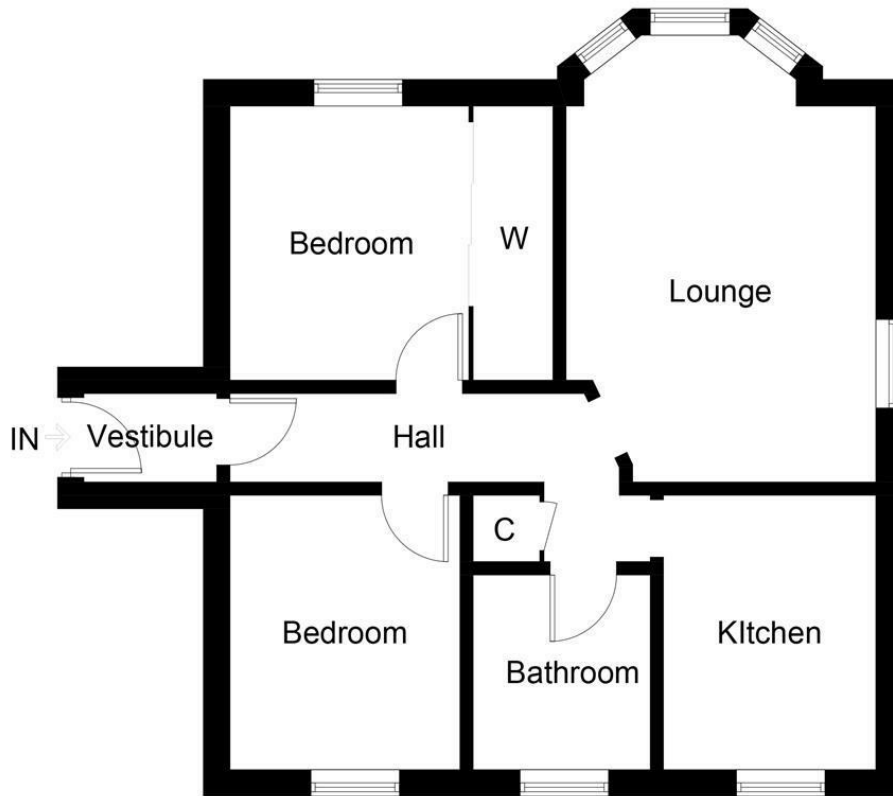


- Two-Bedroom Flat
- Double Glazing

- Gas Central Heating
- Beautiful Views

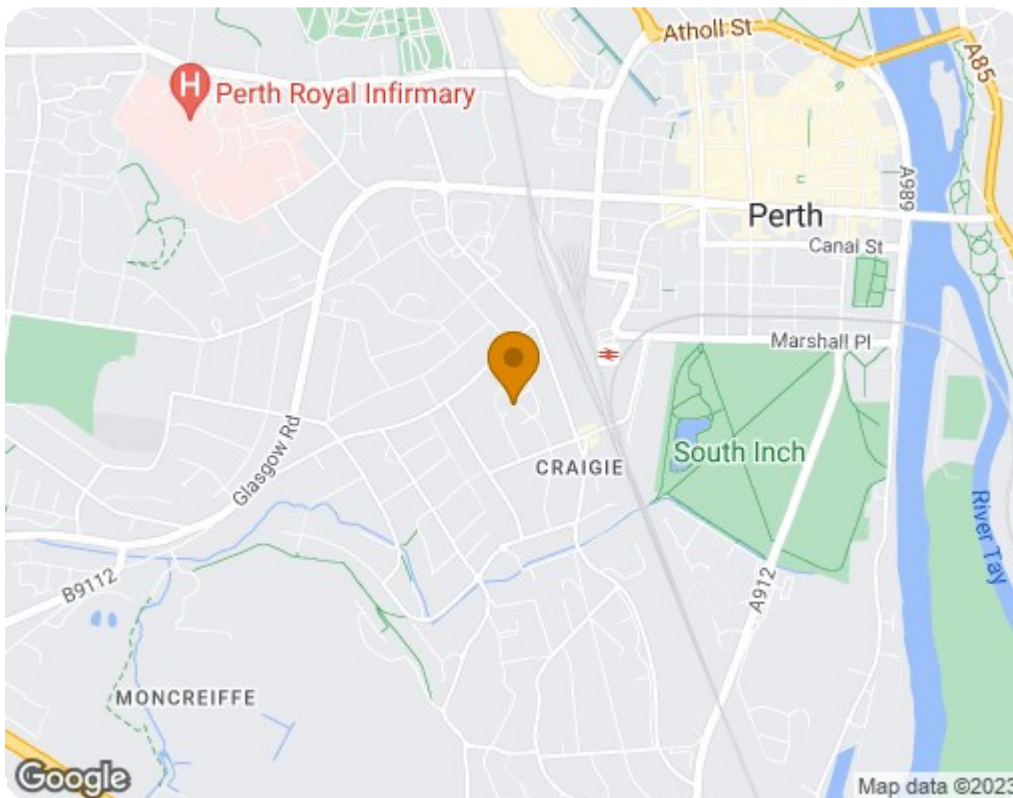
- Great Location
- Allocated Parking Space





### First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID974366)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 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>	84	84
(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