



5 Raeburn Park, Perth, PH2 0ER
Offers over £169,950

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5 Raeburn Park Perth, PH2 0ER

- Attractive terraced villa
- Spacious living room
- Double glazing
- Off-street parking
- Sought-after area
- 2 double bedrooms
- Modern dining kitchen
- Gas central heating
- Private rear garden
- Move-in condition

This attractive two-bedroom terraced villa is located within the sought-after Craigie area of Perth. Presented in move-in condition, the property has been tastefully modernised and styled and will no doubt appeal to a wide range of different buyers. It is conveniently located within walking distance of various local amenities including Perth's railway and bus stations and the city centre. It also features gas central heating, double glazing, off-street parking and its own private rear garden.

On the ground floor there is an entrance hallway, a spacious living room, and a modern dining kitchen with doors leading out into the rear garden. Onto the first floor there are two spacious double bedrooms and a stylish shower room. To the front of the property there is an area of stone chips and off-street parking. The garden to the rear is a great size and features a slabbed patio, area of lawn, timber shed and decorative planting.

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Location

The property is located within the sought-after Craigie area of Perth and in close proximity to a number of nearby amenities including primary schools, a local shop/post office, regular bus service and eateries. Perth city centre, railway station, bus station and the picturesque South Inch Parklands can also be found within walking distance. Easy access can also be gained to the M90 motorway via the nearby Edinburgh Road.







Ground floor



Floor 1



Approximate total area⁽¹⁾

558.04 ft²
51.84 m²

Reduced headroom

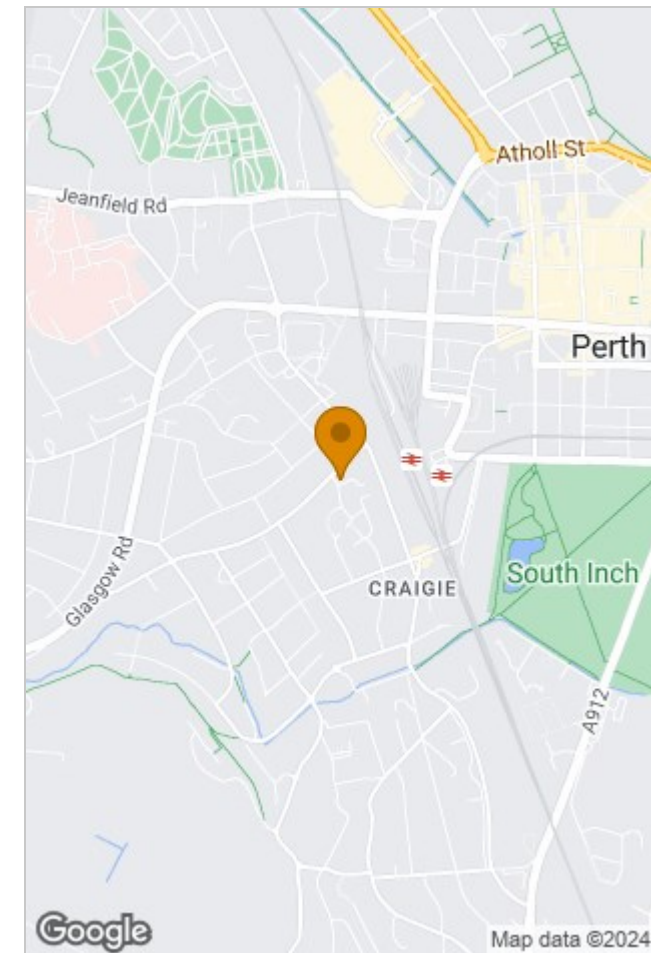
2.3 ft²
0.21 m²

(1) Excluding balconies and terraces.

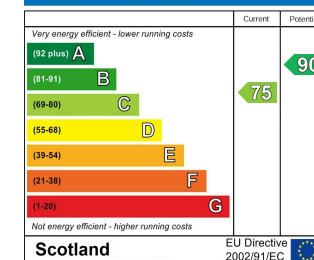
Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

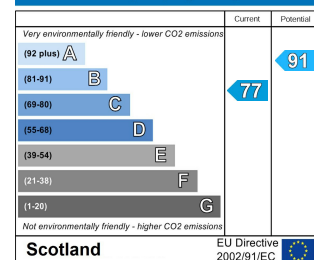
GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

