



8 Raeburn Park, Perth, PH2 0ET
Offers over £167,500

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- Modern terraced villa
- Spacious living room
- South-facing rear garden
- Move-in condition
- Gas central heating
- 2 double bedrooms
- Dining kitchen
- Off-street parking
- Stylish shower room
- Double glazing

Say hello to this attractive property located in the sought-after Craigie area of Perth. This delightful mid-terrace home boasts two double bedrooms, a south-facing rear garden and off-street parking.

Upon entering, you are greeted by a spacious living room and dining kitchen, ideal for entertaining guests or simply relaxing with your loved ones and also features a stylish new shower room. One of the highlights of this property is the south-facing rear garden, a tranquil oasis where you can enjoy the sunshine and host summer gatherings. With parking space for two vehicles, convenience is at your doorstep. This home is presented in move-in condition, allowing you to settle in effortlessly. The gas central heating and double glazing ensure that you stay warm and comfortable throughout the year.

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Location

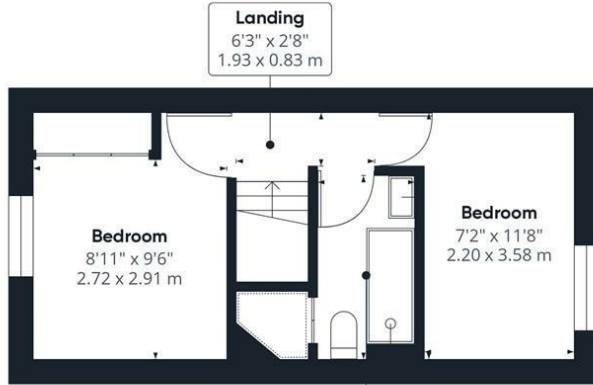
The property is located within the sought-after Craigie area of Perth and in close proximity to a number of nearby amenities including primary schools, a local shop/post office, regular bus service and eateries. Perth city centre, railway station, bus station and the picturesque South Inch Parklands 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⁾

549.61 ft²
51.06 m²

Reduced headroom

1.72 ft²
0.16 m²

(1) Excluding balconies and terraces

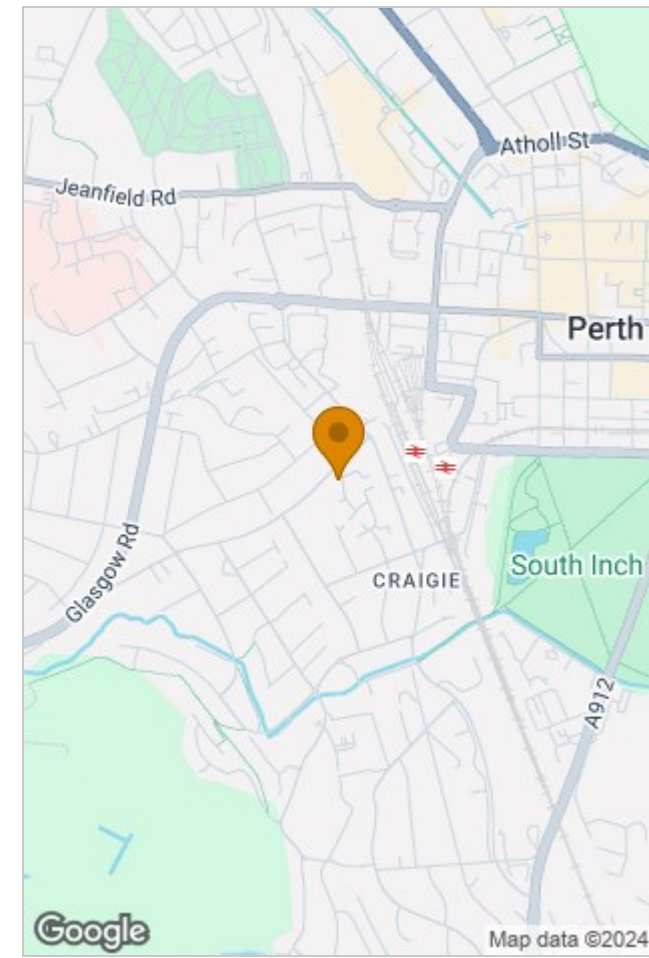
Reduced headroom

..... Below 5 ft/1.5 m

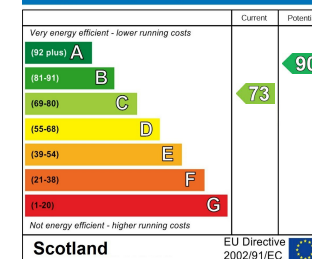
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

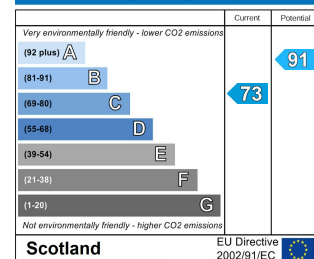
GIRAFFE360



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.

