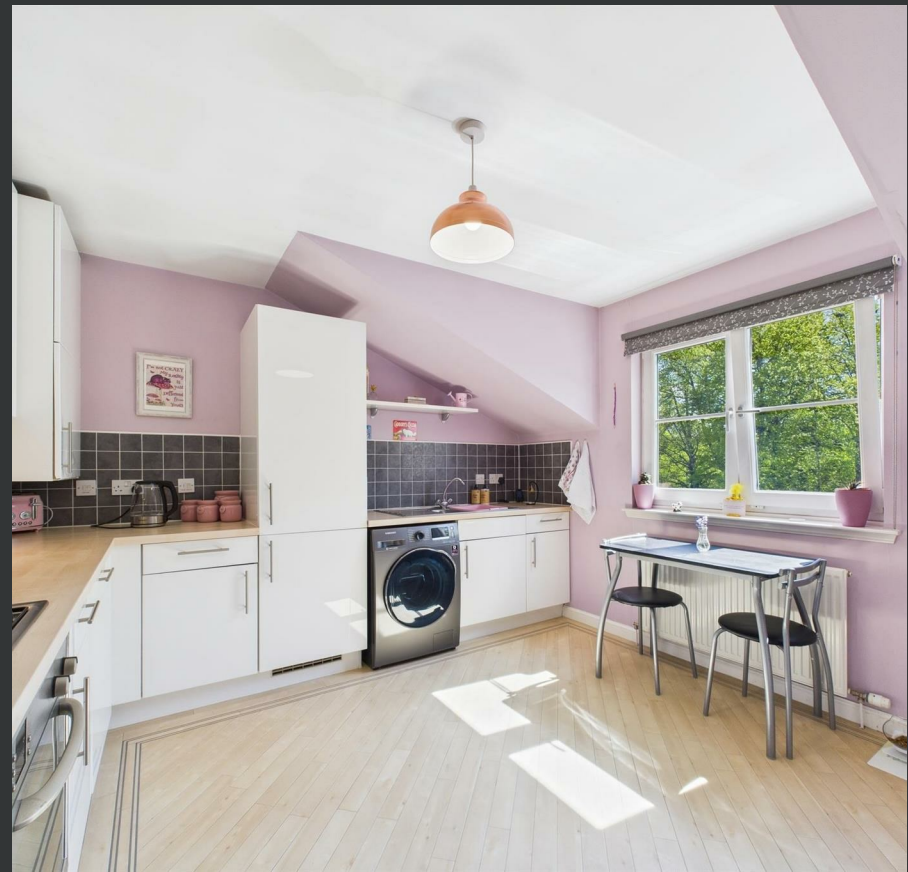




26c Cleeve Park, Perth, PH1 1GY  
Offers over £190,000

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## 26c Cleeve Park Perth, PH1 1GY

- Bright and spacious top-floor apartment
- Principal bedroom with en-suite shower room
- Bright kitchen with dining area
- Gas central heating and double glazing
- Residents' parking included
- Two double bedrooms with built-in wardrobes
- Large lounge with space for dining
- Modern bathroom with white suite
- Secure entry system and excellent storage
- Popular, peaceful location close to amenities

Tucked away in the sought-after Cleeve Park development, this immaculately presented two-bedroom top-floor apartment is a true gem for those seeking comfort, space, and convenience. Positioned on the top floor of a modern block of only three properties, this beautifully appointed home boasts a light and airy feel throughout thanks to the generous proportions and large windows.

The spacious lounge offers ample room for both living and dining, with elegant décor and two charming windows drawing in natural light and offering a pleasant outlook. The stylish dining kitchen is a real standout—well-equipped with contemporary units, integrated appliances, and plenty of space for casual dining. Both double bedrooms benefit from built-in wardrobes and lovely green outlooks to the rear, while the principal bedroom features its own en-suite shower room. A modern bathroom, excellent storage, gas central heating, double glazing, and secure entry complete the interior spec.

Outside, the property enjoys a peaceful setting with residents' parking and neatly maintained communal grounds. It's ideal for first-time buyers, downsizers or investors alike, offering a low-maintenance lifestyle in a desirable location.

Offers over £190,000



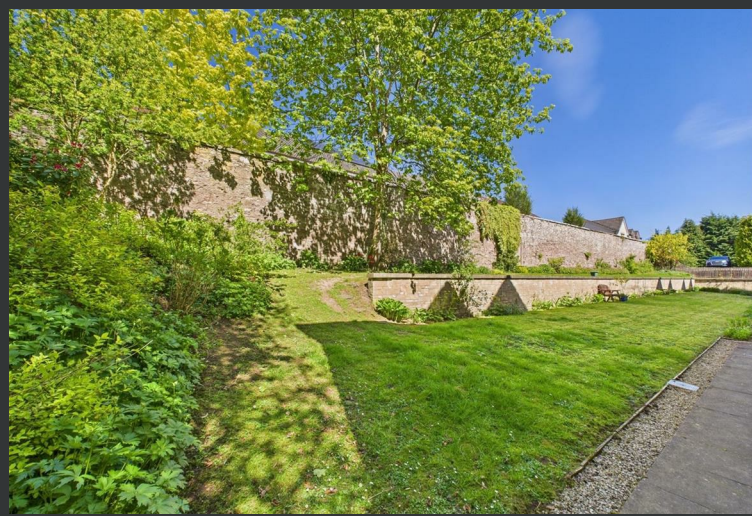
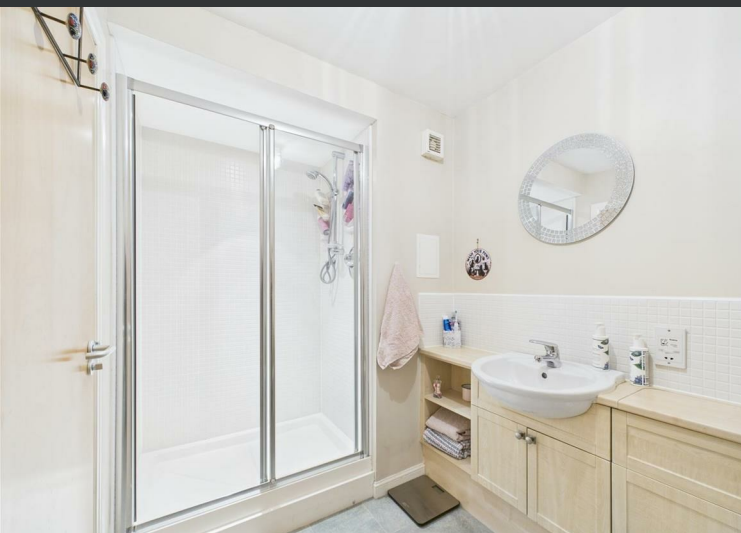


## Location

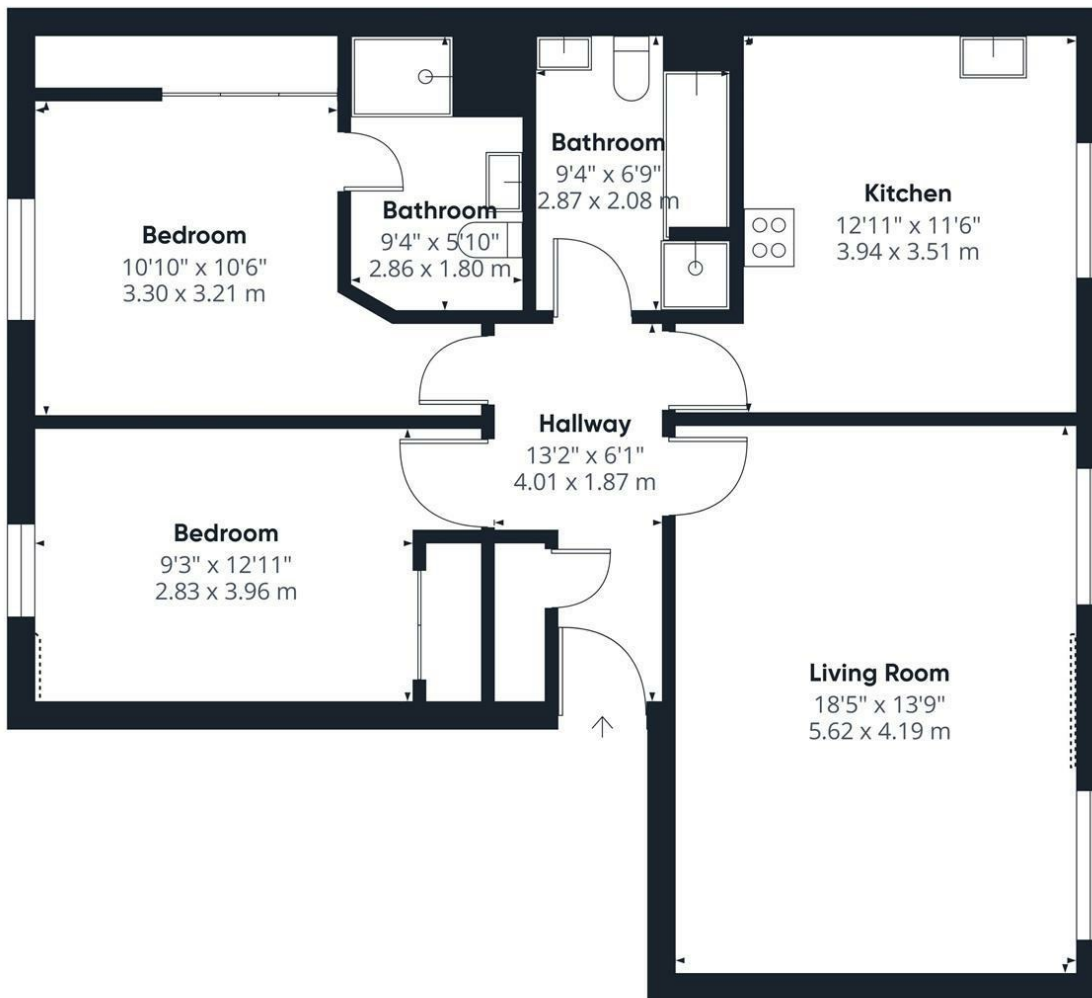
Cleeve Park is a peaceful residential area on the western edge of Perth, offering the perfect blend of tranquility and connectivity. Surrounded by greenery and mature trees, it's a lovely spot for those who enjoy walks or simply soaking up a calm atmosphere. Perth city centre is just a short drive or bus ride away, giving easy access to shops, restaurants, cultural venues, and excellent transport links including the train station and motorway access. The area is well-served by local amenities and schools, making it equally appealing to professionals, families, or downsizers seeking a relaxed yet accessible lifestyle.











#### Approximate total area<sup>(1)</sup>

894 ft<sup>2</sup>  
83.1 m<sup>2</sup>

#### Reduced headroom

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

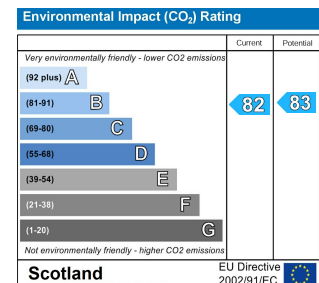
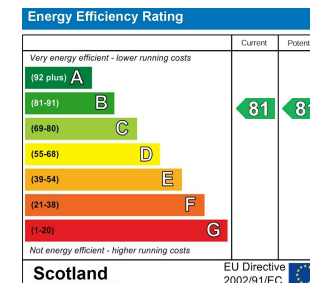
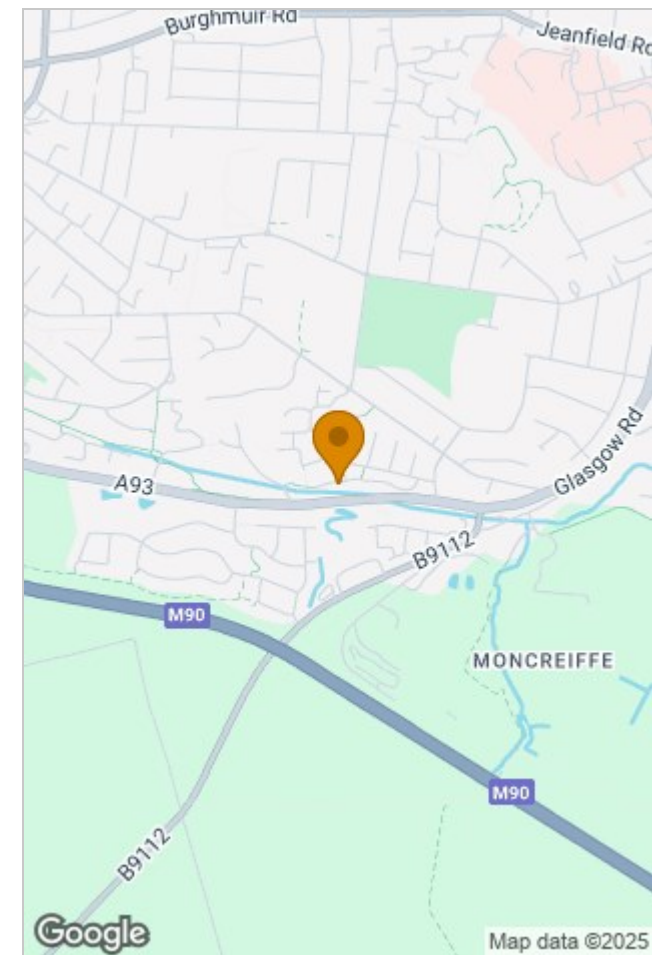
#### Reduced headroom

..... 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



## 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.

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