



**Premier
Properties**
Perth



22E Cleeve Park, Perth, PH1 1GY

£172,500



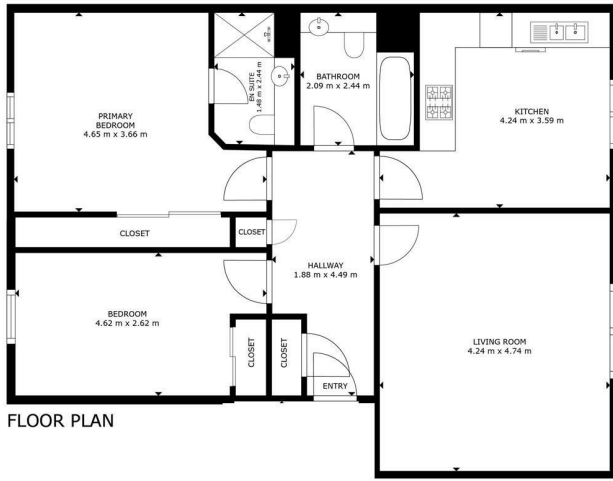
The property is located in a peaceful cul-de-sac within walking distance of Perth City Centre, near-by walks, restaurants and a range of shopping facilities. There are a number of local amenities near by, including a local convenience store with post office within, primary and secondary schools and the popular number seven bus route. Nearby road links give easy access to and from the city centre and the Broxden roundabout providing access to destinations across the country.

Accommodation comprises of entrance hallway with plenty of storage and floored attic space, leading to a bright and spacious lounge. The kitchen is fitted with a range of quality wall and floor units. Two double bedrooms with fitted wardrobes. The principle bedrooms includes an en-suite shower room. The main bathroom benefits from a natural three piece suite. The property is fully double glazed with gas central heating and a secure entry system.

The outside area benefits from landscaped communal garden grounds, allocated parking with further spaces available for visitors.

Viewings are highly recommended and would suit a range of buyers, such as first time buyers, couples and investors alike.

- 2 Bedrooms
- Allocated Parking
- Buy To Let Opportunity
- Double Glazing
- En Suite Shower Room
- Gas Central Heating
- Great First Time Buy
- Move In Condition
- Secure Door Entry System



GROSS INTERNAL AREA
 FLOOR PLAN: 90 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	82	(92 plus) A	83
(81-91) B	82	(81-91) B	83
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(38-54) E		(38-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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