

Simple Approach



Estate Agents



**82 Raeburn Park, Perth
Perthshire PH2 0ET**

Offers over £182,950

Simple Approach are pleased to bring this well presented, end terraced house on Raeburn Park to the residential sales market. This lovely home comes to the market in excellent move in condition and modern style throughout. Raeburn Park offers spacious and comfortable accommodation throughout, comprising of; a bright front facing lounge, a dining room with large patio doors, contemporary fitted kitchen, three generous bedrooms and a family bathroom with shower over bath facility. The property benefits from gas central heating, double glazing throughout and a well manicured private rear garden. 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 overall space and excellent location on offer.

Lounge
13'0" x 11'4" (3.97 x 3.47)

6'2" x 6'6" (1.89 x 1.99)

Diningroom
10'10" x 7'7" (3.31 x 2.32)

Kitchen
7'8" x 11'3" (2.34 x 3.43)

Bedroom
9'2" x 12'6" (2.81 x 3.83)

Bedroom
8'8" x 11'2" (2.65 x 3.41)

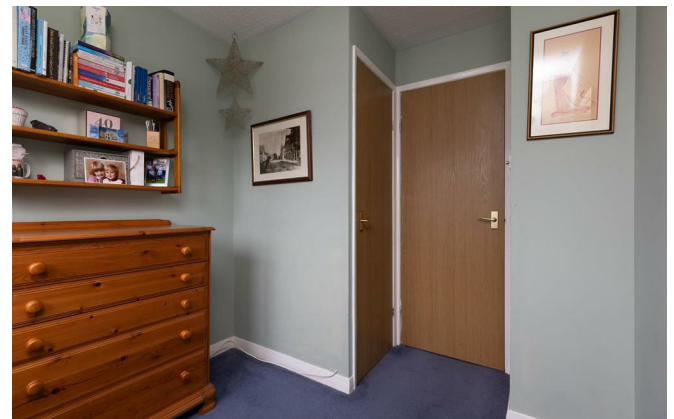
Bedroom
9'2" x 7'6" (2.81 x 2.31)

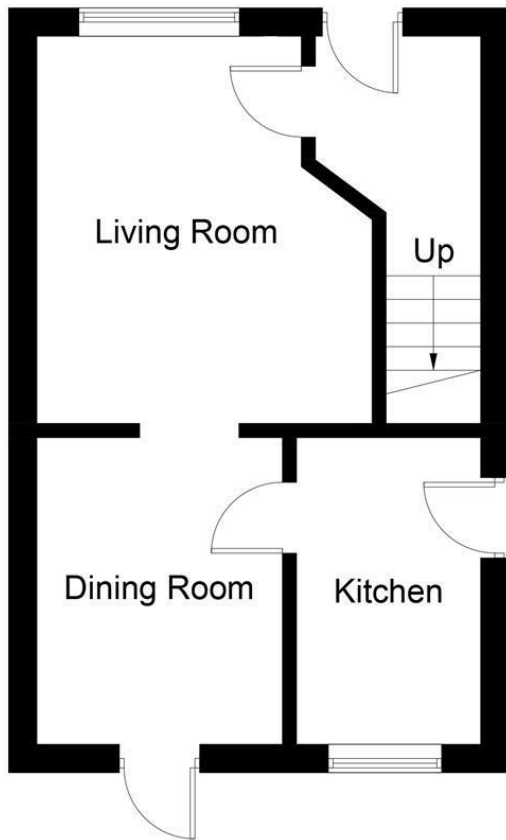
Bathroom



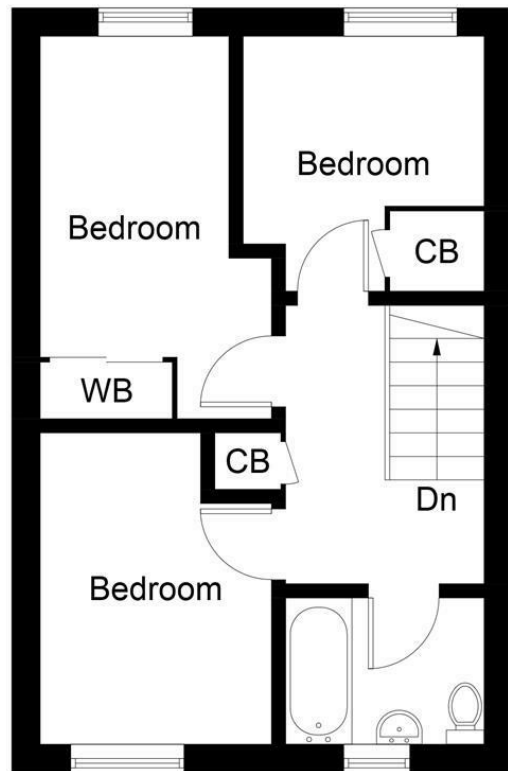


- End Terraced House
- Contemporary Fitted Kitchen
- Gas Central Heating & Double Glazing
- Electric In The Shed
- Three Generous Bedrooms
- Bright Lounge
- Private Rear Garden
- Well Presented Throughout
- Dining Room
- Large Double Driveway



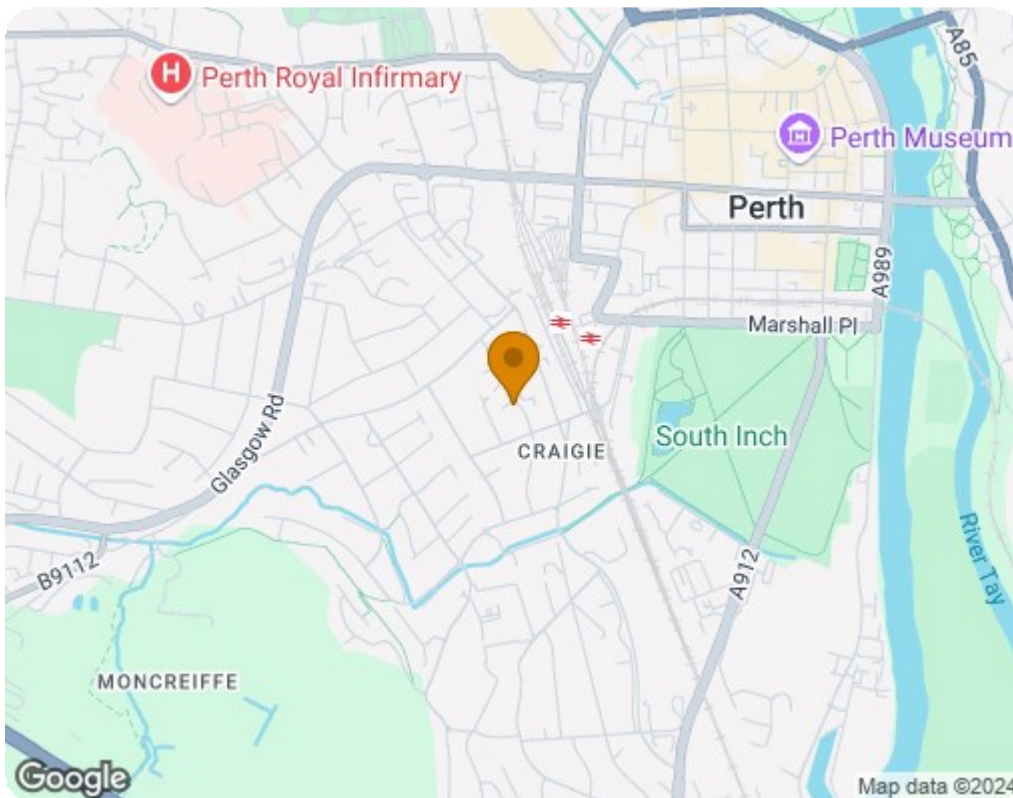


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1000678)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	