

Simple Approach



**27 Raeburn Park, Perth
PH2 0ER**

Offers over £136,950

Simple Approach is delighted to present this bright and spacious two-bedroom, first-floor flat, located in the highly sought-after area of Raeburn Park to the residential sales market. Offered in pristine move-in condition, this modern property is perfect for those seeking a stylish and comfortable home. The flat features a spacious lounge with plentiful natural light from a beautiful bay window, creating a warm and inviting atmosphere. The modern fitted kitchen is sleek and functional, ideal for cooking and entertaining. The property also boasts a large bathroom, alongside two well-sized bedrooms – one of which is a master with fully fitted wardrobes, offering ample storage space. Further benefits include gas central heating, double glazing throughout, and well maintained grounds. The flat also comes with the added convenience of an allocated parking space. Ideally situated, the property is within easy reach of local amenities including schools, a leisure centre, shops, and excellent transport links, with both Perth Bus and Train stations just minutes away. Viewing is essential to fully appreciate the space, modern finishes, and fantastic location of this beautiful home.

Lounge

11'4" x 12'10" (3.46 x 3.93)

Kitchen

7'6" x 9'4" (2.30 x 2.85)

Bedroom Three

9'8" x 8'11" (2.95 x 2.72)

Bedroom Two

9'4" x 7'11" (2.85 x 2.43)

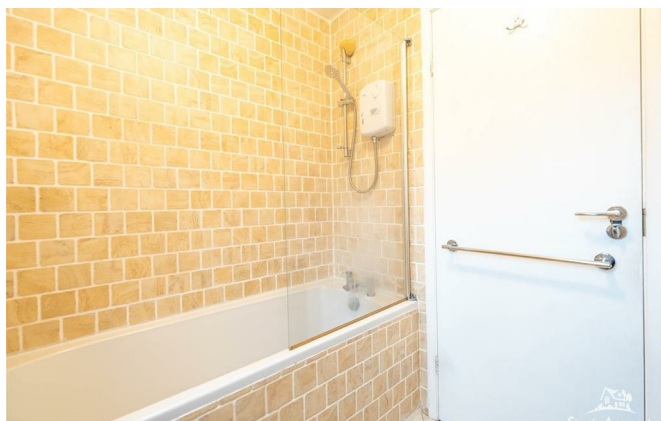
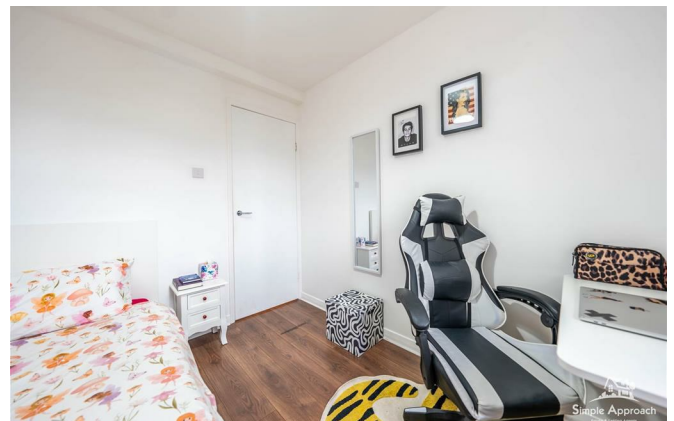
Bathroom

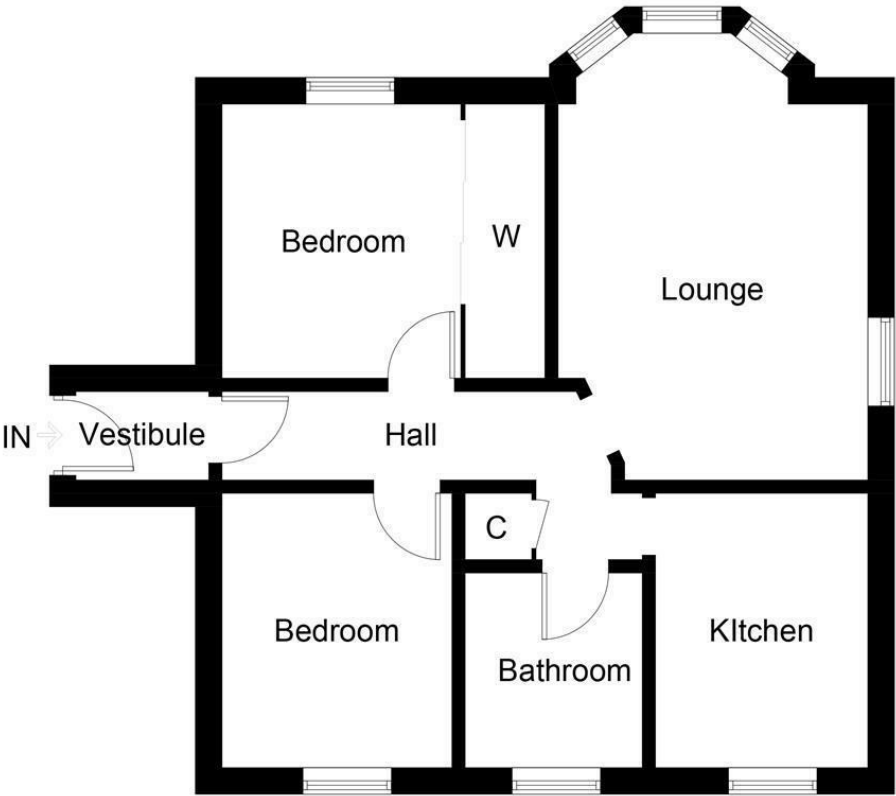
6'5" x 6'5" (1.98 x 1.98)





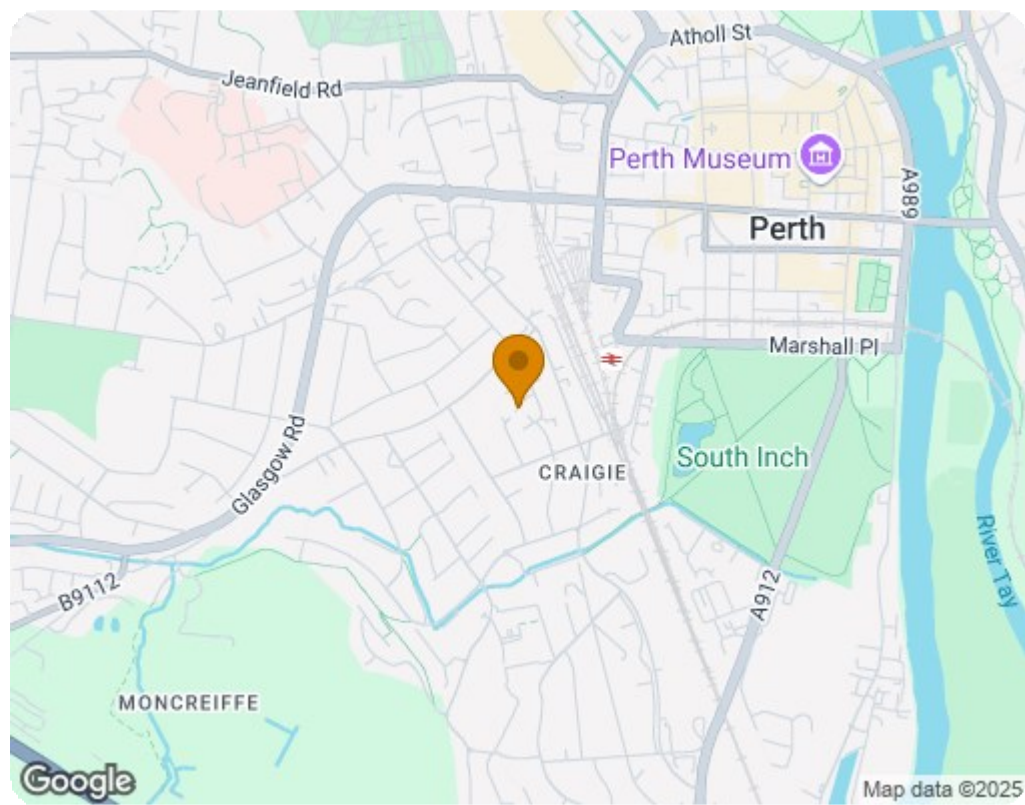
- First Floor Flat
- Highly Sought After Area
- Close To Local Amenities Along with Good Transport Links
- Well Presented Throughout
- Gas Central Heating & Double Glazing
- Two Bedrooms
- Allocated Parking





First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID974366)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(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		
(81-91) B	84	84
(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