

Simple Approach



**4 Cambridge Court Cambridge Court, East Brougham Street, Perth  
PH1 4NJ**

**Offers over £144,950**

## 4 Cambridge Court Cambridge Court, East Brougham Street, Perth, PH1 4NJ

Located in the peaceful area of East Brougham Street, Stanley, this delightful three-bedroom mid-terrace house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious lounge with sliding patio doors allowing ample natural light to flood the room, through to a kitchen with ample room for free standing white goods and a downstairs bathroom. On the upper floor this property enjoys three good sized bedrooms, two of which have built in storage, providing ample space for family living or accommodating guests. The property boast electric central heating, double glazing and allocated parking.

Located in a friendly neighbourhood, this property is conveniently situated close to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. With its character and practical features, this mid-terrace house on East Brougham Street is a wonderful opportunity for those seeking a comfortable and inviting home in the heart of Stanley, Perth.

This property has been marked as flooding on the home report, the water tank in the loft froze and this caused the property to flood. This tank has been removed from the property. The Insurance paid out fully with no issues.

### Lounge

20'6" x 14'11" (6.27 x 4.57)

### Kitchen

8'5" x 9'3" (2.57 x 2.83)

### Bathroom

7'8" x 5'10" (2.35 x 1.80)

### Bedroom One

10'1" x 11'3" (3.08 x 3.44)

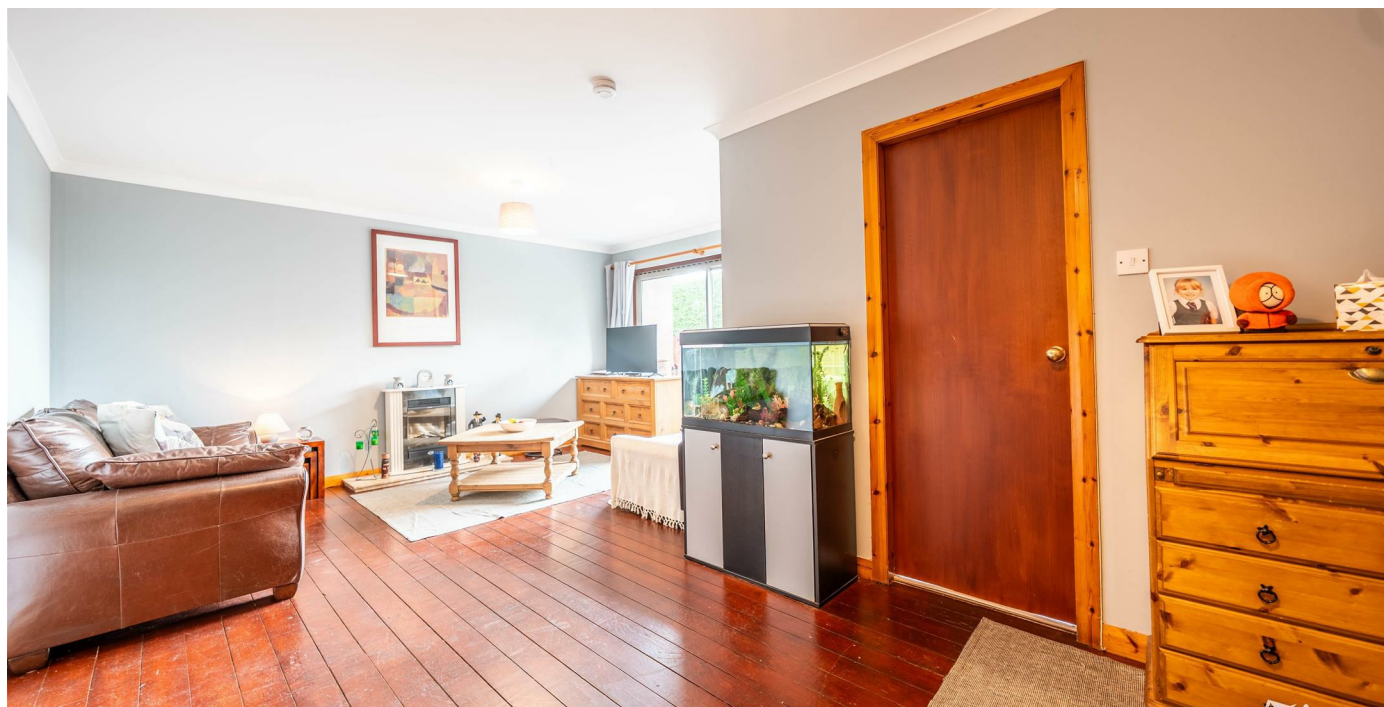
### Bedroom Two

10'1" x 10'2" (3.09 x 3.12)

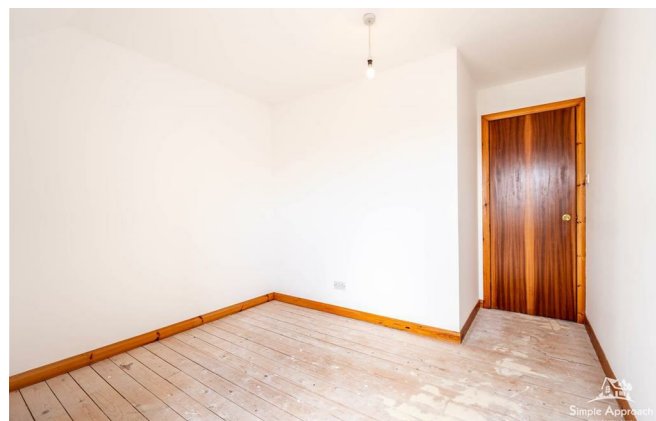
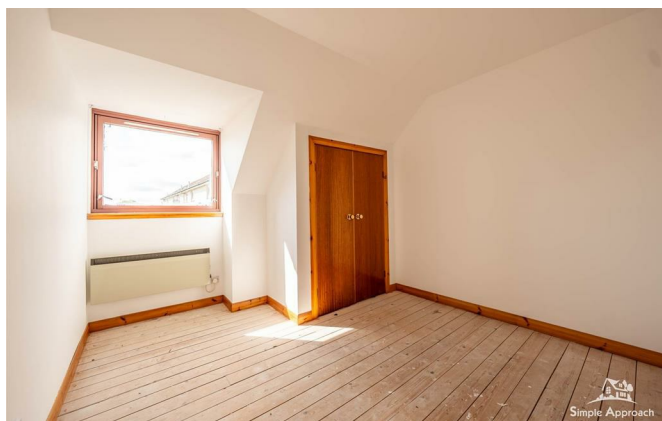
### Bedroom Three

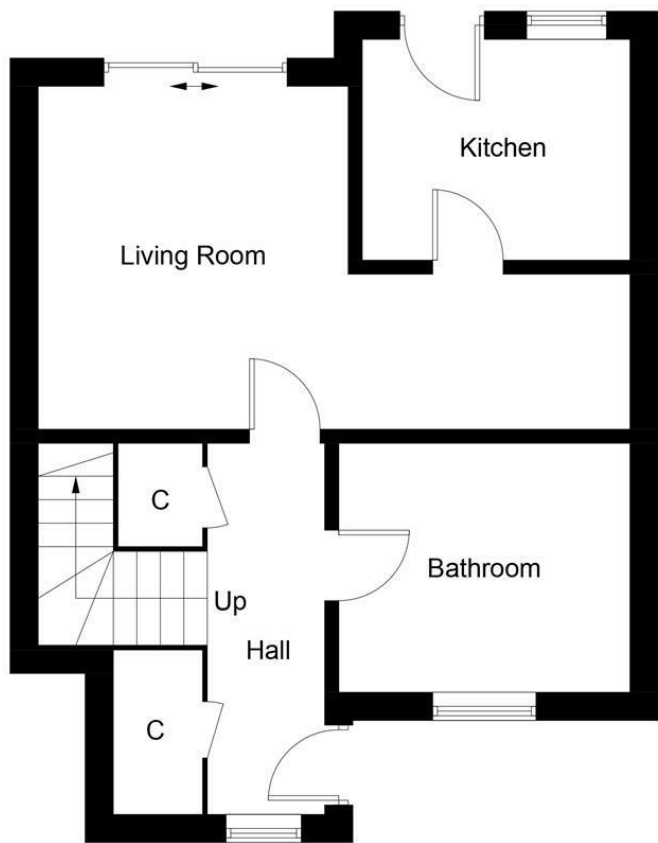
6'9" x 9'3" (2.06 x 2.83)



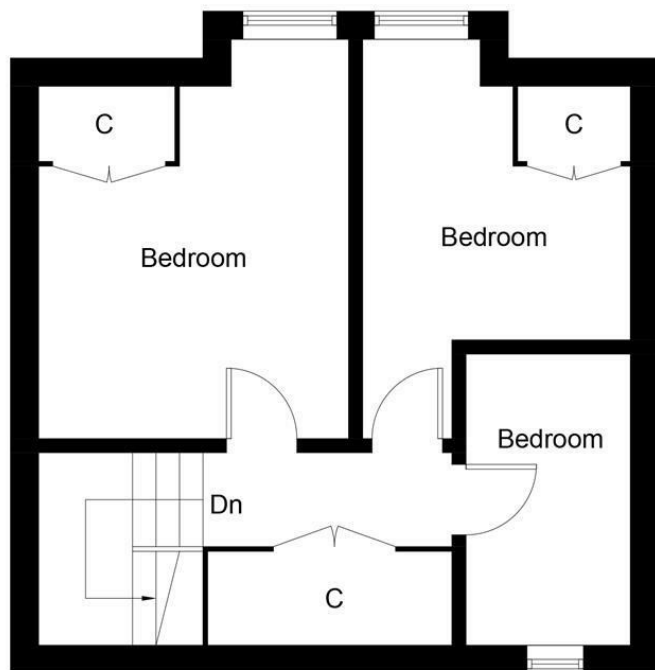


- Three Bedroom, Mid-Terrace House
- Bright Spacious Lounge
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Electric Heating and Double Glazing
- Ample Storage Throughout
- Three Good Sized Bedrooms
- Allocated Parking



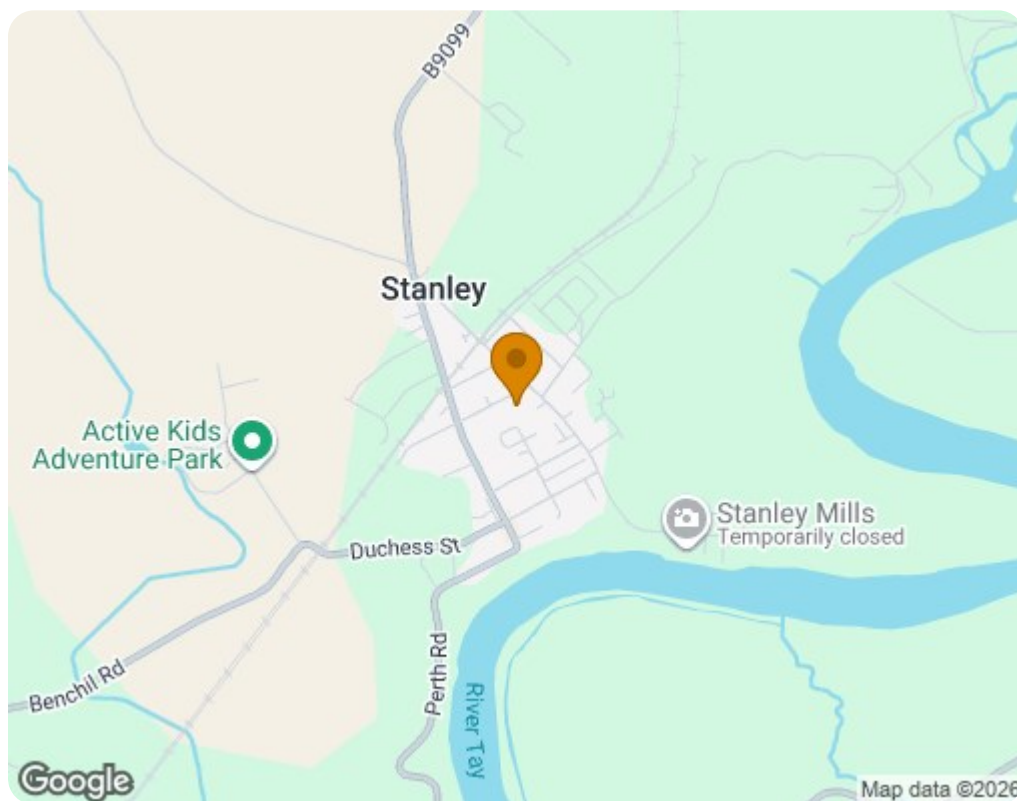


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1217099)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	