



**Premier  
Properties**  
Perth



## 40 Raeburn Park, Perth, PH2 0ET

### Offers Over £189,950



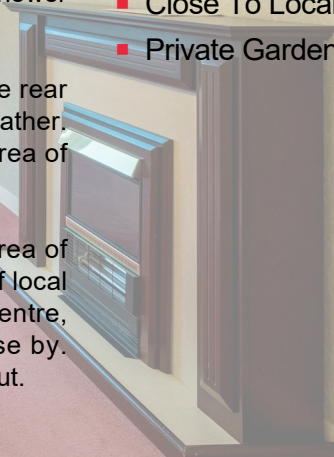
This property would make a fantastic home, ideal for families or the first-time buyer. Well maintained, this home is a great opportunity to purchase a wonderful house in a sought after area.

Presented across two levels, accommodation comprises; Ground Floor - entrance vestibule, bright & spacious living room with bay window and dining area. This provides access to the fully fitted kitchen which offers plenty of storage space along with access to the garden. First Floor - landing, three bedrooms, two benefitting from built-in storage. The family shower room completes the home.

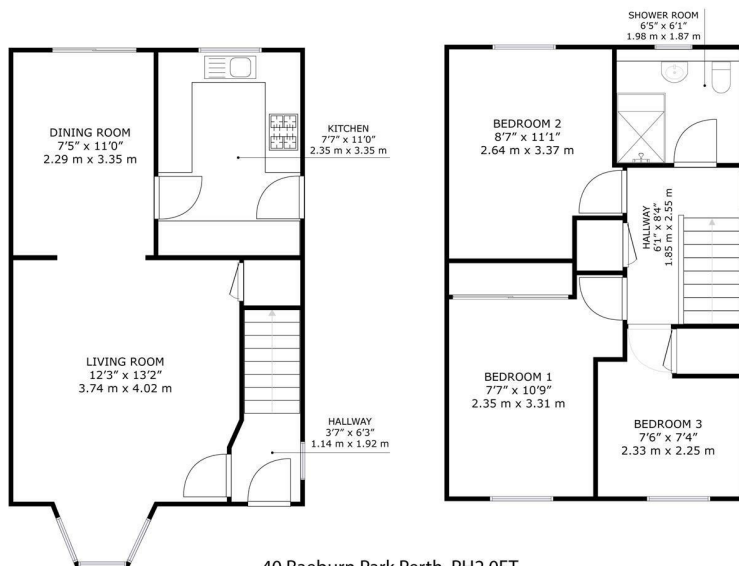
Private, well maintained garden grounds lie to the front and rear of the property. The rear garden is mainly laid to lawn with a paved patio area, perfect for enjoying the finer weather. There is the convenience of off street parking available to the front along with an area of lawn.

Location: Raeburn Park is a highly sought-after street within the popular Craigie area of Perth. The property is conveniently positioned within walking distance of a number of local amenities including local shop, eateries, primary school and bus stops. Perth city centre, railway station, bus station and the South Inch parklands can also be found close by. National road links can be found via the nearby Glasgow Road and Broxden Roundabout.

- Three Bedrooms
- Sought-After Area
- Gas Central Heating
- Double Glazing
- Off Street Parking
- Close To Local Amenities
- Private Garden







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GROSS INTERNAL AREA  
GROUND FLOOR: 383 sq. ft, 35.6 m<sup>2</sup>, FIRST FLOOR: 335 sq. ft, 31.1 m<sup>2</sup>  
TOTAL: 718 sq. ft, 66.7 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.