



## 24B Cleeve Park, Perth, PH1 1GY

Offers Over £175,000



Presented across one level, the accommodation comprises; spacious entrance hallway with plenty of storage, leading to a bright and spacious lounge, perfect for relaxing or entertaining. The dining kitchen is fitted with a range of quality wall and floor units offering plenty of storage with integrated appliances. The two double bedrooms benefit from fitted wardrobes, with the main bedroom including an ensuite shower room. The family bathroom completes the home.

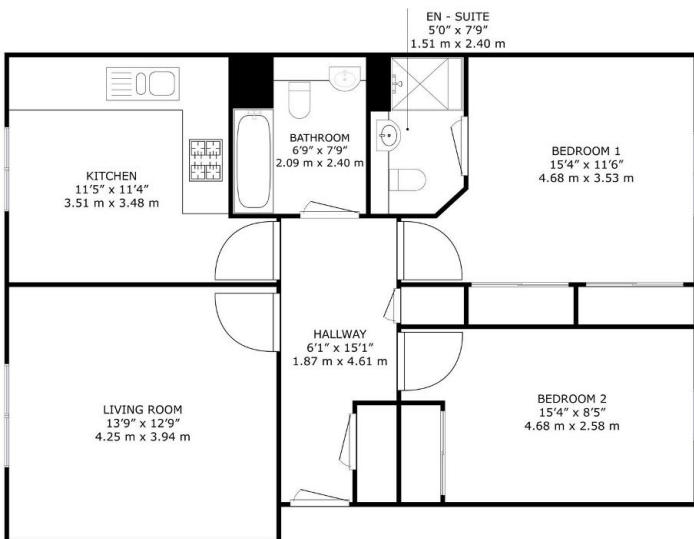
Double glazing and gas central heating ensure warmth and comfort throughout.

Viewings are highly recommended to fully appreciate what this spacious apartment has to offer.

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

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 along with primary and secondary schools. Nearby road links give easy access to and from the city centre and the Broxden Roundabout, providing access to destinations across the country.

- Two Bedrooms
- Ground Floor
- Double Glazing
- Gas Central Heating
- Allocated Parking
- Sought-After Area
- Close To Local Amenities



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GROSS INTERNAL AREA  
TOTAL: 744 sq.ft, 69.1 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE ACTUAL MAY VARY



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	80
(81-81) B	82
(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 <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	85
(81-81) 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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

45 King Street, Perth, PH2 8JB

T. 01738 44 22 55 | E. [sales@premierpropertiesperth.co.uk](mailto:sales@premierpropertiesperth.co.uk)

[www.premierpropertiesperth.co.uk](http://www.premierpropertiesperth.co.uk)