



**Premier
Properties**
Perth



24B Cleeve Park, Perth, PH1 1GY Offers Over £175,000

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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.

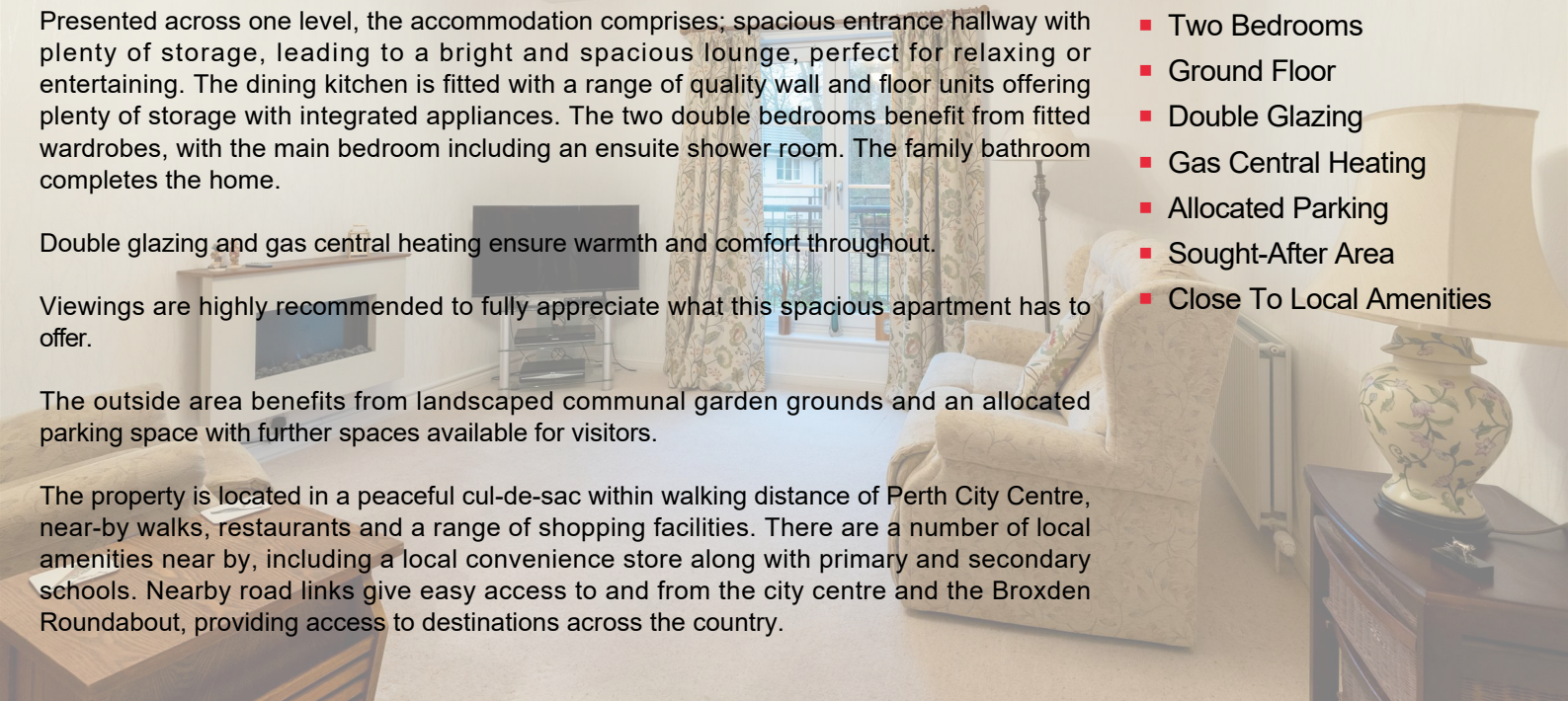
Double glazing and gas central heating ensure warmth and comfort throughout.

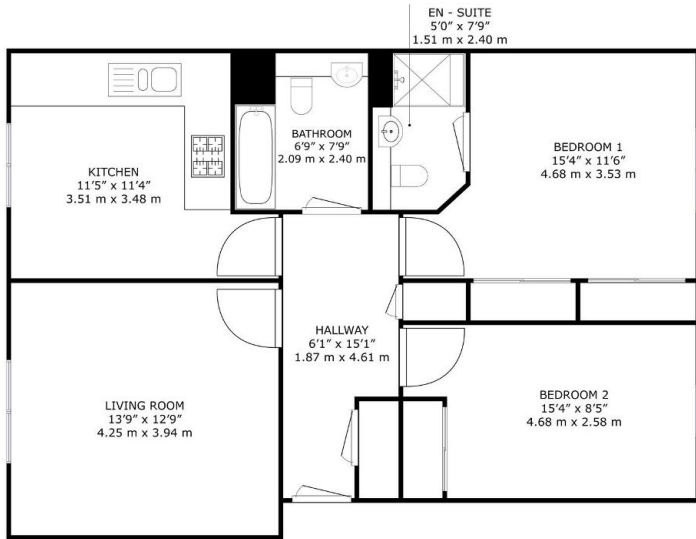
Viewings are highly recommended to fully appreciate what this spacious apartment has to offer.

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





24B Cleave Park, Perth, PH1 1GY

GROSS INTERNAL AREA
TOTAL: 744 sq.ft, 69.1 m²
SIZES ARE APPROXIMATE AND REPRESENTATIVE. ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	80	82		85	85
Scotland			Scotland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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