

Simple Approach



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

Offers over £224,950

This very well-presented end-terraced house at Raeburn Park, Perth offers spacious and flexible accommodation, making it an ideal choice for families or those seeking a comfortable, move-in-ready home.

The property welcomes you with a bright and airy lounge, providing a relaxing space for everyday living. The modern kitchen is both stylish and practical, offering excellent storage and worktop space, while the separate dining room creates a fantastic setting for family meals and entertaining. To the rear, the conservatory adds further living space and enjoys lovely views over the garden, allowing natural light to flood the home.

Upstairs, the property boasts three well-proportioned bedrooms, all offering versatility for family living, guests, or home working. The accommodation is completed by a well-appointed family bathroom.

Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency year-round. Externally, the home enjoys a private driveway and a fully enclosed private rear garden.

Overall, this is a fantastic family home set within a popular residential area of Perth, offering generous living space, excellent outdoor areas, and modern conveniences throughout.

Lounge

12'4" x 14'5" (3.77 x 4.4)

Dining Room

10'9" x 7'7" (3.28 x 2.33)

Kitchen

7'7" x 10'9" (2.32 x 3.29)

Conservatory

11'0" x 12'4" (3.37 x 3.77)

Bedroom One

9'3" x 12'8" (2.82 x 3.87)

Bedroom Two

8'8" . 11'4" (2.66. 3.46)

Bedroom Three

7'7" x 9'9" (2.33 x 2.98)

Bathroom

6'7" x 6'2" (2.01 x 1.88)



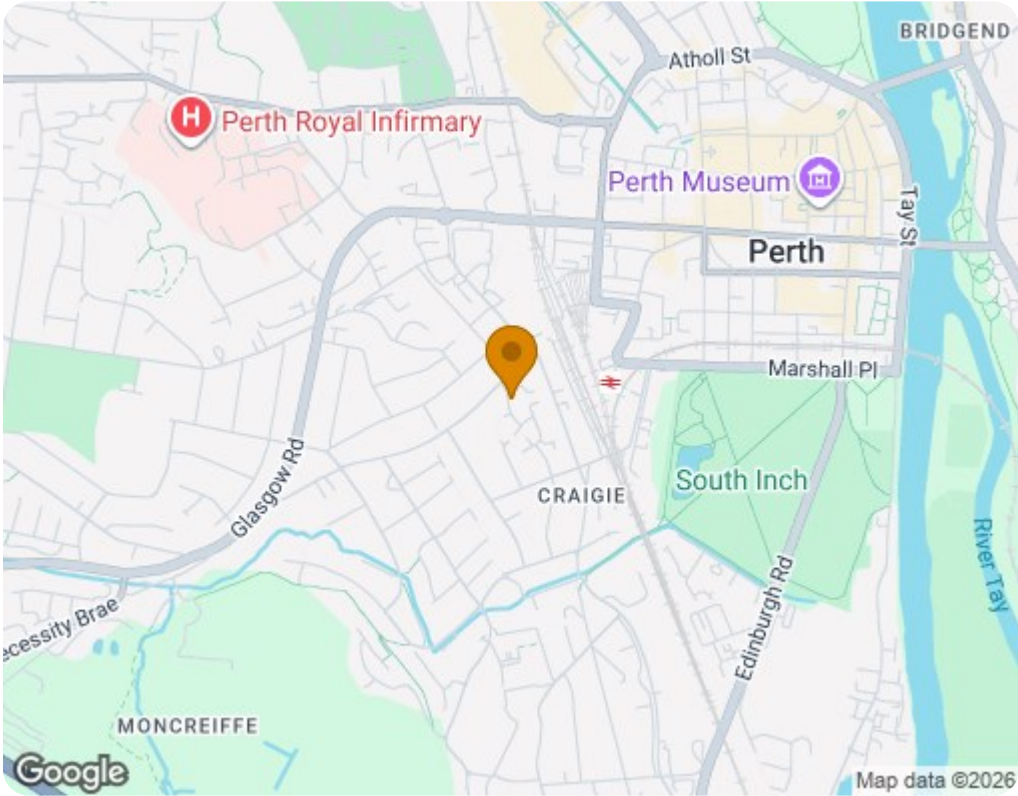


- Very well-presented end-terraced house
- Conservatory with garden views
- Gas central heating
- Fantastic family home
- Bright and spacious lounge
- Three well-proportioned bedrooms
- Double glazing throughout
- Modern kitchen and separate dining room
- Family bathroom
- Private driveway





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(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		
(69-80) C	72	73
(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		