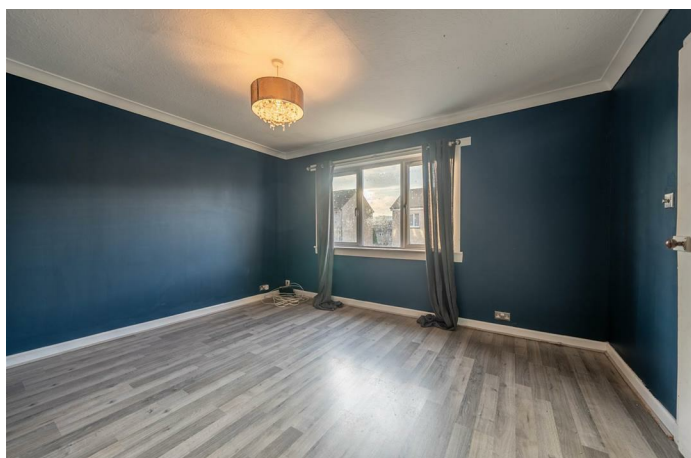


Simple Approach



Estate Agents



**59 Cluny Terrace, Perth  
PH1 2HP**

**Offers over £122,995**



This well-presented semi-detached house on Cluny Terrace, Perth offers bright, comfortable living space throughout, making it an ideal purchase for first-time buyers, couples or families. The property comprises three well-proportioned bedrooms, providing ample flexibility for sleeping accommodation, home working, or storage. The bright and spacious lounge creates a welcoming atmosphere, enhanced by ample natural light, while the good-sized kitchen offers plenty of room for everyday cooking and dining. A family bathroom completes the internal layout. The home further benefits from gas central heating and double glazing, ensuring warmth and energy efficiency all year round.

Externally, the property boasts a private rear garden perfect for outdoor entertaining, children, or pets, as well as a private driveway providing convenient off-street parking. Situated in a popular residential area, this property represents an excellent opportunity to secure a move-in-ready home with fantastic potential.

### Lounge

13'7" x 10'5" (4.15 x 3.19)

### Kitchen

10'4" x 10'4" (3.16 x 3.16)

### Bathroom

7'6" x 5'10" (2.29 x 1.78)

### Bedroom One

10'5" x 13'8" (3.19 x 4.19)

### Bedroom Two

11'5" x 8'11" (3.50 x 2.74)

### Bedroom Three

10'2" x 10'7" (3.12 x 3.25)

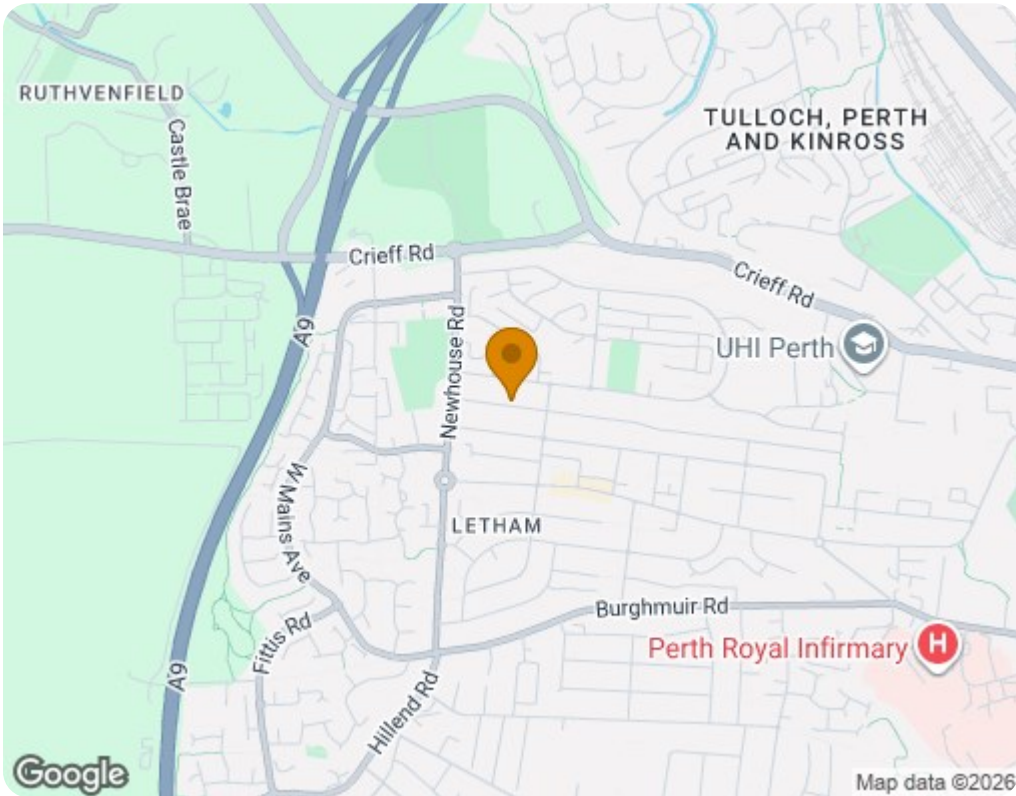
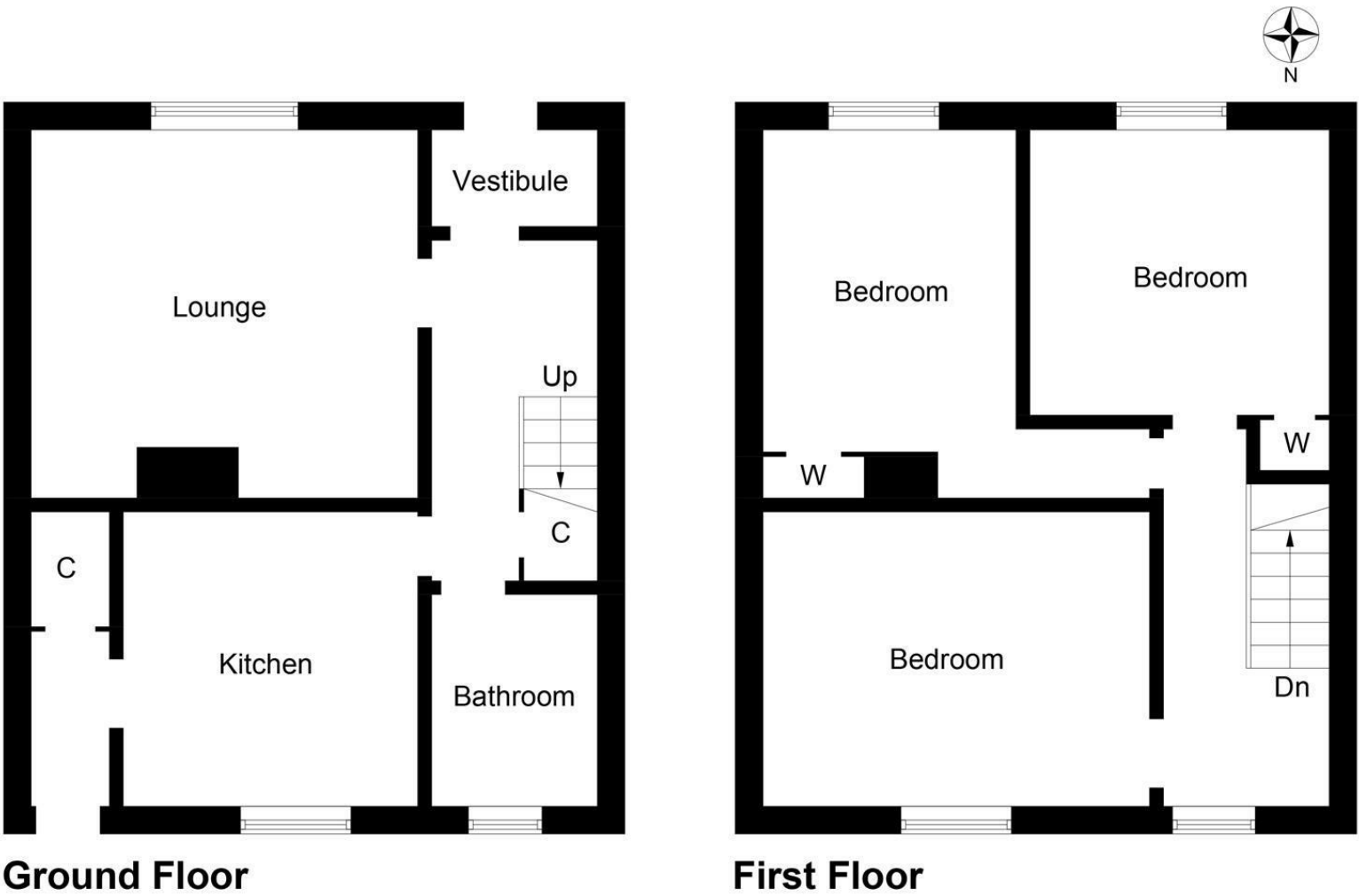




- Semi detached house
- Good sized kitchen
- Private rear garden
- \*Cash Purchase Only\*
- Three well-proportioned bedrooms
- Gas central heating
- Private driveway
- Bright front facing lounge
- Full double glazing
- Ideal for first-time buyers or families







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	76	
(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		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(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		