

**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

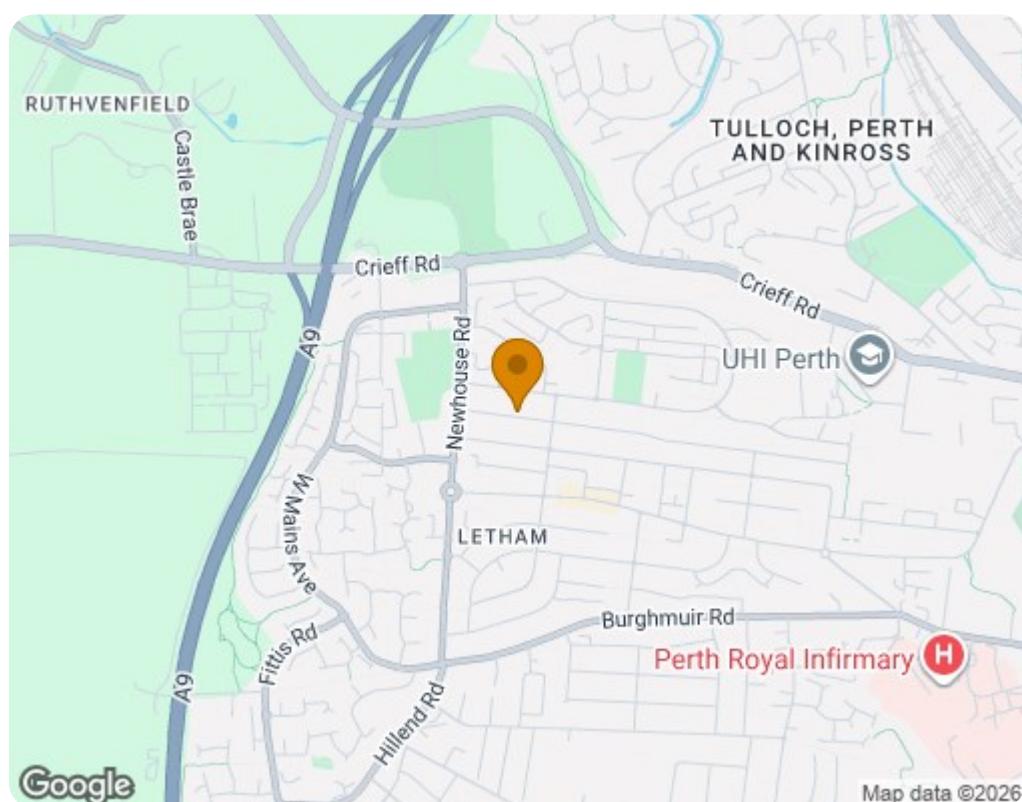
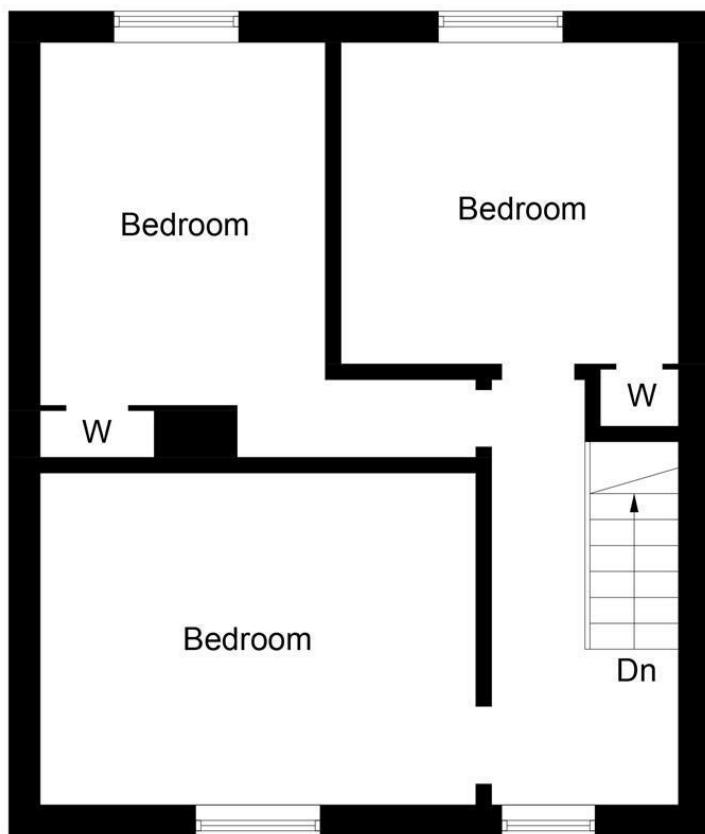
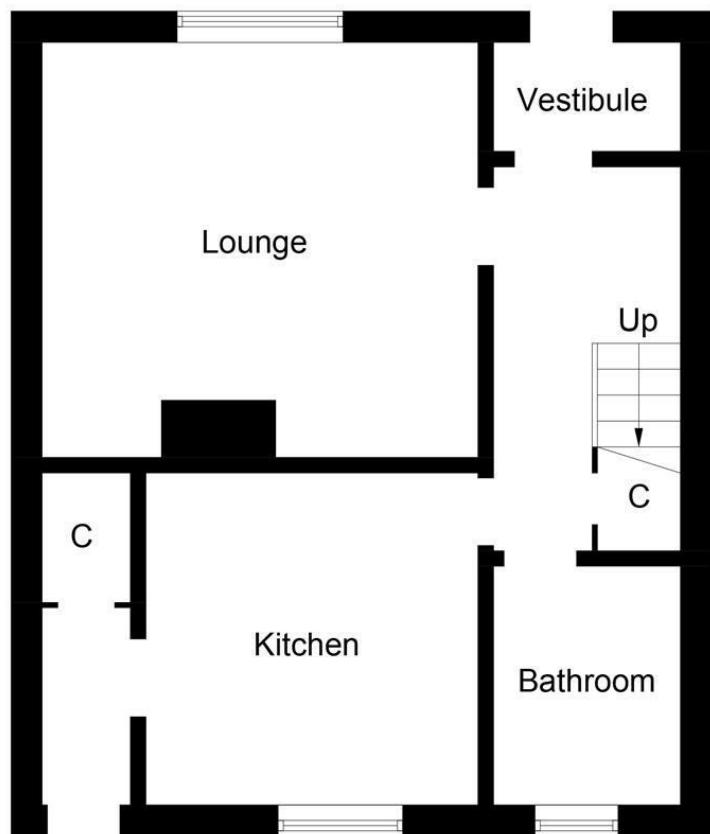
10'2" x 10'7" (3.12 x 3.25)





- 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		
(81-91)	B		
(69-80)	C	76	81
(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	