



22E Cleeve Park, Perth  
Offers in the region of £149,700

 REID  
ESTATES

Beautifully situated just off Glasgow Road in Perth! £5,300 off the home report value!  
Home Report Valuation £155,000

This is a modern second floor flat, that is spacious and bright, it consists of Lounge, Master Bedroom with en suite, Bedroom 2 (Double), Bathroom and Kitchen, just requires repainting of ceiling and walls.

The property has a security entry system and is in a nice cul-de-sac off of Glasgow Road. There is a dedicated parking bay and also parking for visitors. It is set in beautiful grounds with flower borders, nearby stream and woodland which can be viewed from the front windows. There is a general store, public house and the property is on a bus route and Aviva is within easy reach.



**Entrance Vestibule 4.52 x 1.86 (14'10" x 6'1")**

Spacious hall with coat cupboard and a storage cupboard. Hatch for access to the attic. Entry phone system, radiator, smoke alarm, centre light, carpet flooring, doors leading to the Lounge, Kitchen, Bathroom, Master Bedroom en suite and Bedroom 2.

**Lounge 4.69 x 4.26 (15'5" x 14'0")**

Bright spacious room facing south with ample room for free standing furniture, radiator, telephone point, TV point, broadband, curtain pole with glass finials, carpet flooring, pendant light.

**Kitchen 4.24 x 3.59 (13'11" x 11'9")**

Beautifully fitted kitchen with ample wall and base units and drawers. Four ring stainless steel gas hob with Tecnik fan assisted oven and grill underneath and stainless steel extractor canopy above. Integrated fridge/freeze, 1½ bowl stainless steel sink with mixer tap with display shelf above. Tiling between units and behind sink, laminate worktop, combi boiler, Hotpoint washer/dryer, laminate flooring, window facing south, ample room for table and chairs.

**Master Bedroom 4.65 x 3.60 (15'3" x 11'10")**

Large double room with window overlooking the rear of the property and north facing. Large fitted wardrobe with hanging and storage with mirrored glass sliding doors, centre light, TV point, telephone point, radiator, carpet flooring, Venetian blind, curtain pole.

**En Suite 2.43 x 1.52 (8'0" x 5'0")**

Large walk in shower cubicle, wash hand basin and WC fitted into an attractive vanity unit with cupboard and shelves. Tiling behind vanity unit and in the shower, centre lights, Vectaire extractor fan, radiator, laminate flooring.

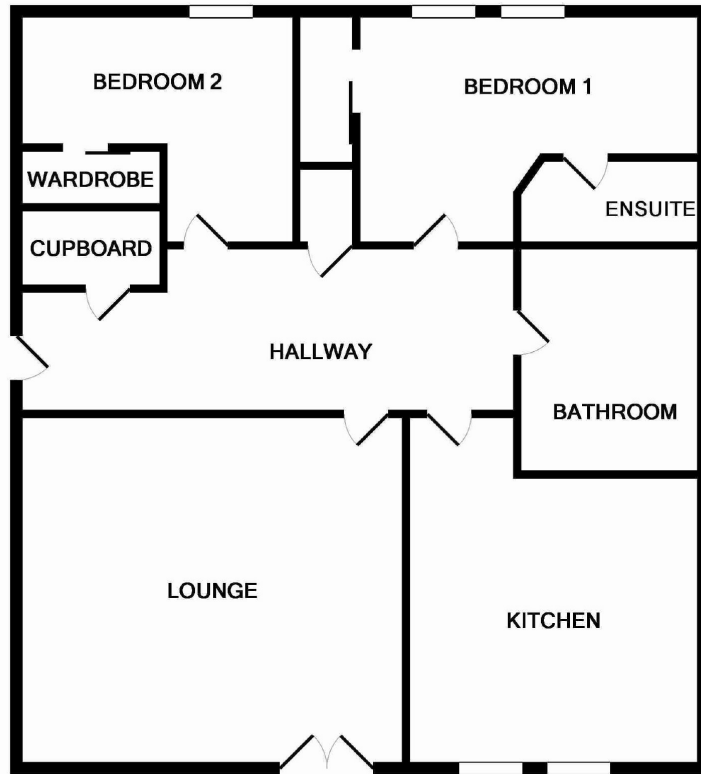
**Bedroom 2 4.64 x 2.57 (15'3" x 8'5")**

Double bedroom with window facing north, fitted wardrobe with mirrored glass sliding doors with hanging and storage space, curtain pole, venetian blind, radiator, carpet flooring.

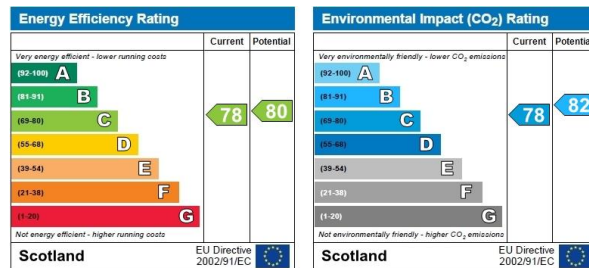
**Bathroom 2.44 x 2.09 (8'0" x 6'10")**

Three piece suite consisting of bath, WC, and wash hand basin fitted into large vanity unit with mirror behind and downlights. The vanity unit also has fitted cupboards. Tiling behind bath, WC and wash hand basin, Vectaire extractor fan, radiator, centre light.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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