



**Premier
Properties**
Perth



13 Elm Lane, Perth, PH1 1EL Offers Over £268,000

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Upon entering, you are greeted by a welcoming hallway that leads to a spacious living room, ideal for relaxation and entertaining. The kitchen is functional and flows seamlessly into a delightful conservatory, which offers a bright and airy space to enjoy the garden views. Additionally, the ground floor features a convenient shower room, double bedroom and a versatile sitting room that could be used as a fourth bedroom, providing flexibility for various living arrangements.

The first floor comprises a landing that leads to two further bedrooms, ensuring ample accommodation for family members or guests.

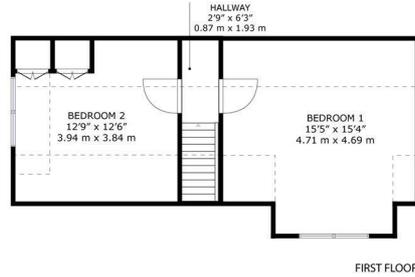
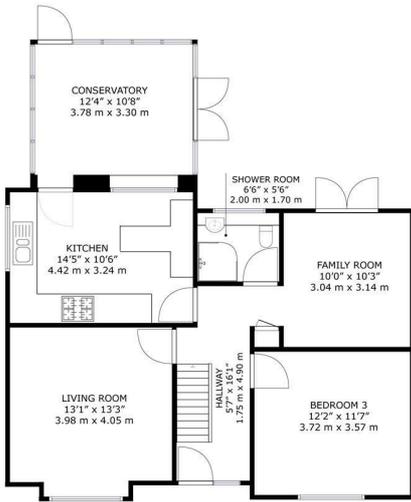
The property benefits from gas central heating and double glazing throughout.

Externally, the house is surrounded by well-maintained garden grounds to the front, side, and rear, offering a perfect setting for outdoor activities, gardening, or simply enjoying the fresh air.

There are a number of local amenities within walking distance including a local convenience store with post office within, primary and secondary schools and the popular number seven bus route. Nearby road links give easy access to and from the city centre and the Broxden roundabout providing access to destinations across the country.

- 3/4 bedroom semi-detached house
- Sought after Perth location
- Gas central heating
- Double glazed windows
- Front, side, rear gardens
- Close to local amenities
- Viewing highly recommended





GROUND FLOOR

FIRST FLOOR

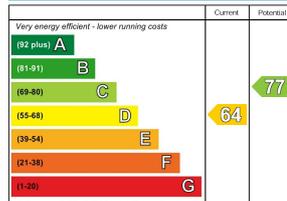
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GROSS INTERNAL AREA
 GROUND FLOOR : 843 sq. ft./78.3 m², FIRST FLOOR : 401 sq. ft./37.3 m²
 TOTAL : 1244 sq. ft./115.6 m²

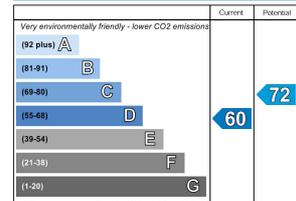
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Scotland EU Directive 2002/91/EC

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