



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



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.

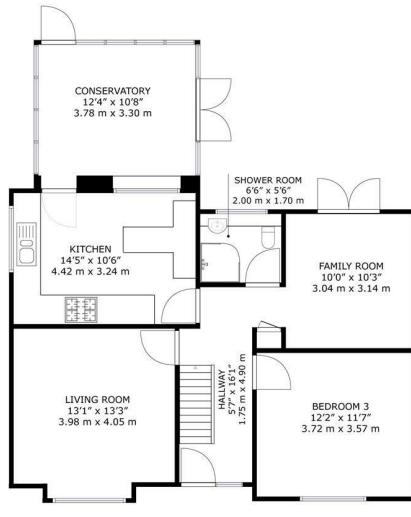
The first floor comprises a landing that leads to two further bedrooms, ensuring ample accommodation for family members or guests.

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

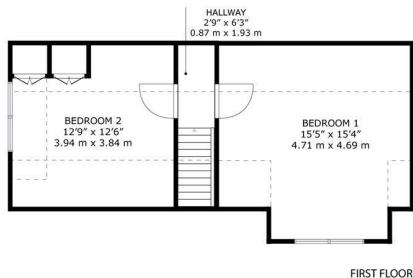
Externally, the house is surrounded by well-maintained garden grounds to the front, side, and rear, offering a perfect setting for outdoor activities, gardening, or simply enjoying the fresh air.

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

13 Elm Lane, Perth, PH1 1EL

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.



Google

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(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 ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO ₂ emissions	
Scotland	
EU Directive 2002/91/EC	



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