



**Premier
Properties**
Perth



18 Lammermuir Gardens, Perth, PH1 1TA

Offers Over £150,000

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Thoughtfully arranged, offering accommodation across two levels, the property features a spacious lounge/dining room which provides an inviting area for relaxation and entertaining. The kitchen is well-appointed, offering both functionality and style. Upstairs, you'll find two comfortable bedrooms that provide built-in storage, along with a family bathroom, completing the layout.

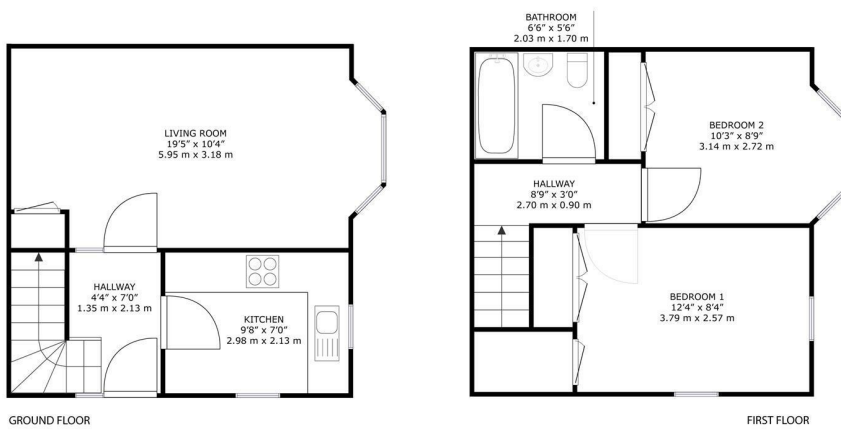
The property benefits from gas central heating and double glazing.

Externally, the property boasts a small private garden area, creating a serene haven, perfect for enjoying the warmer weather. Designated parking is also available.

Location: Lammermuir Gardens is a sought-after street within the Western Edge area of Perth providing easy access to many local amenities & travel links at the close by Broxden Roundabout. Local schools, bus stops, extensive parkland and children's play area can all be found within easy walking distance.

- Two Bedrooms
- Gas Central Heating
- Allocated Parking
- Garden
- Sough-After Area
- Close To Local Amenities

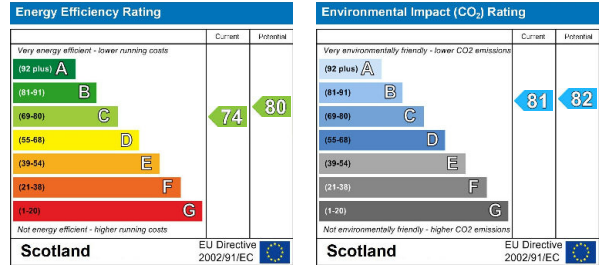




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GROSS INTERNAL AREA
GROUND FLOOR : 311 sq. ft, 28.9 m², FIRST FLOOR : 281 sq. ft, 26.1 m²
TOTAL: 592 sq. ft, 55 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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