



**Premier
Properties**
Perth



18 Lammermuir Gardens, Perth, PH1 1TA Offers Over £150,000

 2  1  1  C

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.

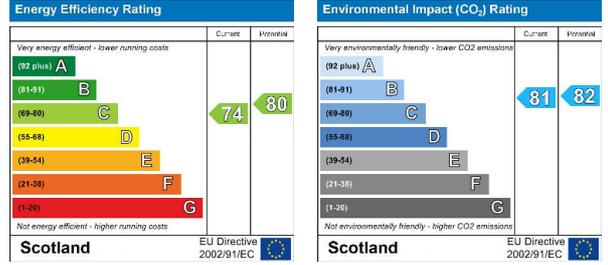
- Two Bedrooms
- Gas Central Heating
- Allocated Parking
- Garden
- Sough-After Area
- Close To Local Amenities





18 Lammermuir Gardens, Perth PH1 1TA

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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.