



**Premier
Properties**
Perth



20 Lauder Crescent, Perth, PH1 1SU Offers Over £375,000

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This spacious property is thoughtfully arranged over two levels. The ground floor welcomes you with an inviting entrance hall leading to a generous lounge with a fantastic media wall, an open-plan family room with log burning stove that seamlessly integrates with the dining area and kitchen, a practical utility room, and a convenient toilet. Ascending to the first floor, you will find a landing that leads to the principal bedroom, complete with an en suite shower room, alongside three additional bedrooms and a well-appointed family bathroom.

Heating is provided via gas central heating and the windows are double glazed throughout.

Externally, the property boasts well-maintained gardens to both the front and rear. The front garden is easy to care for, while the driveway provides ample off-street parking for several vehicles. The garage has been partially converted into a useful store and utility space. The rear garden is a delightful retreat, featuring a lawn, a slabbed area, and a decking space with a pergola, perfect for enjoying the outdoors during the warmer months.

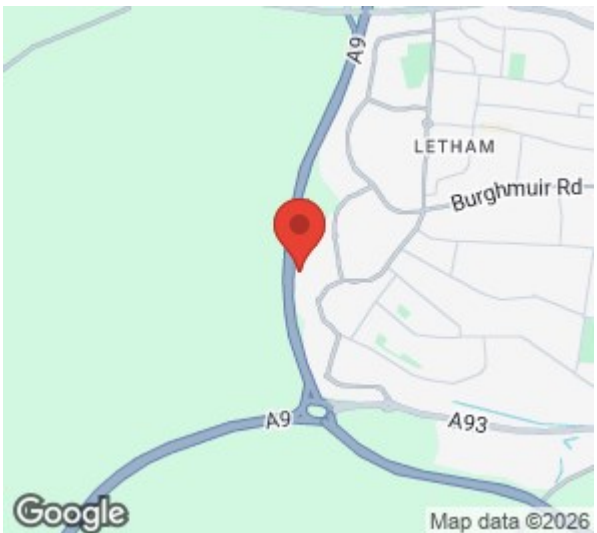
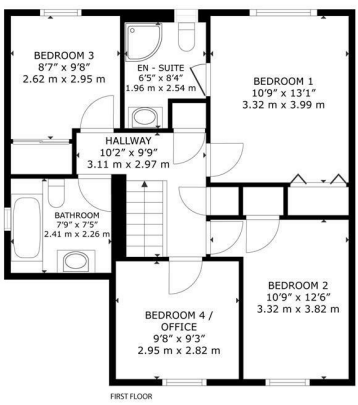
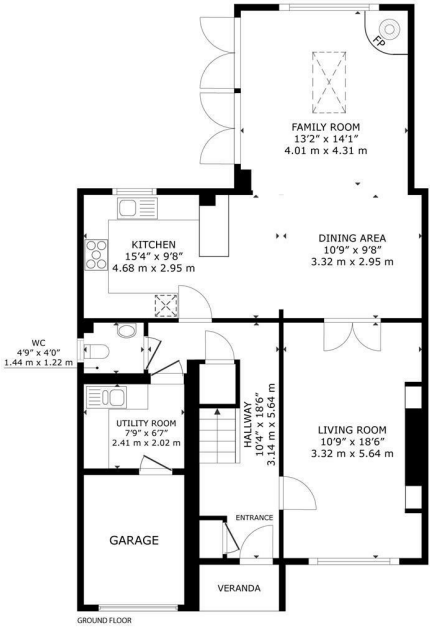
Within walking distance, you will find a variety of local amenities, including a convenience store with a post office, as well as primary and secondary schools. The popular number seven bus route further enhances the accessibility of this charming home. This property is sure to attract a range of buyers, thanks to its desirable location and spacious layout, making it an ideal family residence.

- 4 Bedrooms
- Decking Area
- Double Glazing
- Driveway
- En Suite Shower Room
- Gas Heating
- Immaculately Presented
- Private Rear Garden
- Sought After Location
- Close to Broxden Roundabout



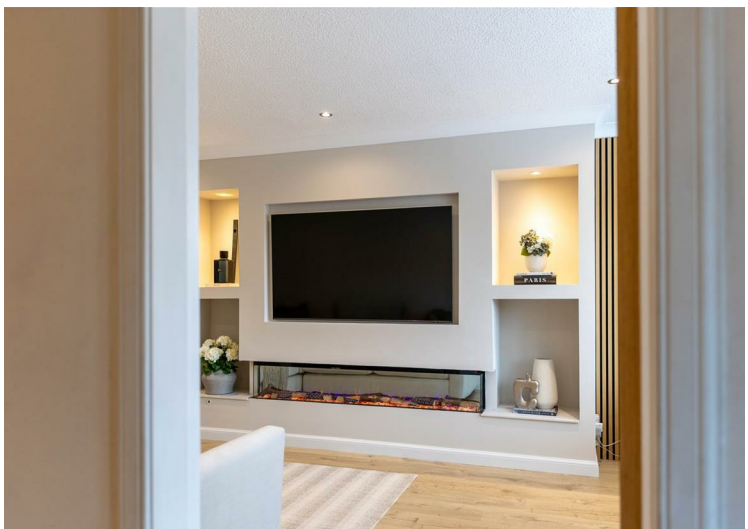
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GROSS INTERNAL AREA
 GROUND FLOOR : 83.3 m² (897 sq.ft.) FIRST FLOOR : 63.6 m² (685 sq.ft.)
 EXCLUDED AREAS : GARAGE 7.5 m² (81 sq.ft.) VERANDA 2.1 m² (23 sq.ft.)
 TOTAL : 146.9 m² (1,582 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
71	76

Environmental Impact (CO ₂) Rating	
Current	Potential
71	74



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