



**Premier
Properties**
Perth



18 Burghmuir Road, Perth, PH1 1LS Offers Over £285,000

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Externally, the property boasts a private driveway providing off-street parking for several vehicles. One of the standout features of this wonderful home is the impressive rear garden, which is predominantly laid to lawn and complemented by both decked and patio seating areas, perfect for outdoor dining, entertaining and enjoying the summer months.

A particular highlight is the detached annex, currently operating as a hair salon, which offers fantastic flexibility and could easily be utilised as a home office, studio, gym or workspace to suit a variety of needs. There is also a useful garden shed located at the top of the garden.

This is a truly outstanding family home that seamlessly blends period charm with modern living, and early viewing is highly recommended to fully appreciate all that it has to offer.

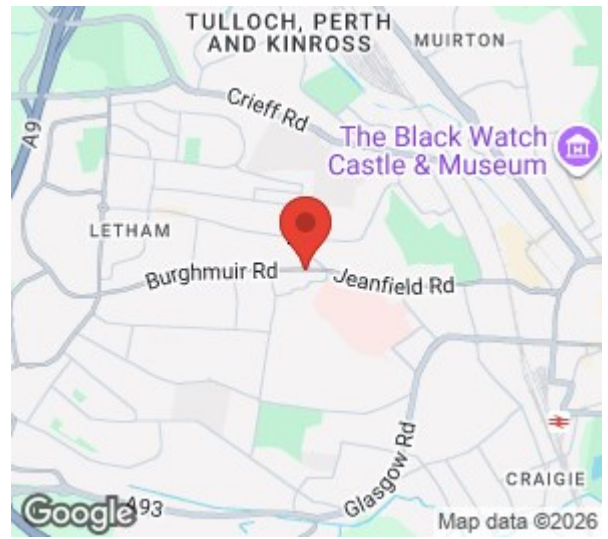
- Beautifully renovated Victorian villa finished to a high standard throughout
- Flexible and versatile accommodation, ideal for modern family living
- Detached hair salon cabin offering excellent potential as a home office, studio or workspace
- Situated in a highly sought-after and desirable location
- Private driveway providing convenient off-street parking
- Close to local amenities
- Easy access to transport links
- Ideal for families
- Generous and well-maintained garden, perfect for outdoor entertaining and family enjoyment
- Viewing recommended



18 BURGHMUIR ROAD, PERTH, PH1 1LS

Total: 1494 sq. Ft, 140 m²
 Ground Floor: 685 sq. Ft, 64 M², 1st Floor: 178 sq. Ft, 17 M², 2nd Floor: 484 sq. Ft, 45 M², 3rd Floor: 147 sq. Ft, 14 m²
 Excluded Areas: Utility: 39 sq. Ft, 4 M², Bay Window: 14 sq. Ft, 1 M², Fireplace: 11 sq. Ft, 1 M²,
 Open To Below: 8 sq. Ft, 0 M², Low Ceiling: 8 sq. Ft, 0 M², Walls: 161 sq. Ft, 14 m²

All Measurements Are Approximate And For Display Purposes Only



Energy Efficiency Rating		Current	Potential
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		71	78
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		73	77
		EU Directive 2002/91/EC	



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