



15 Lapwing Drive, Perth, PH1 5FW  
Offers over £225,000

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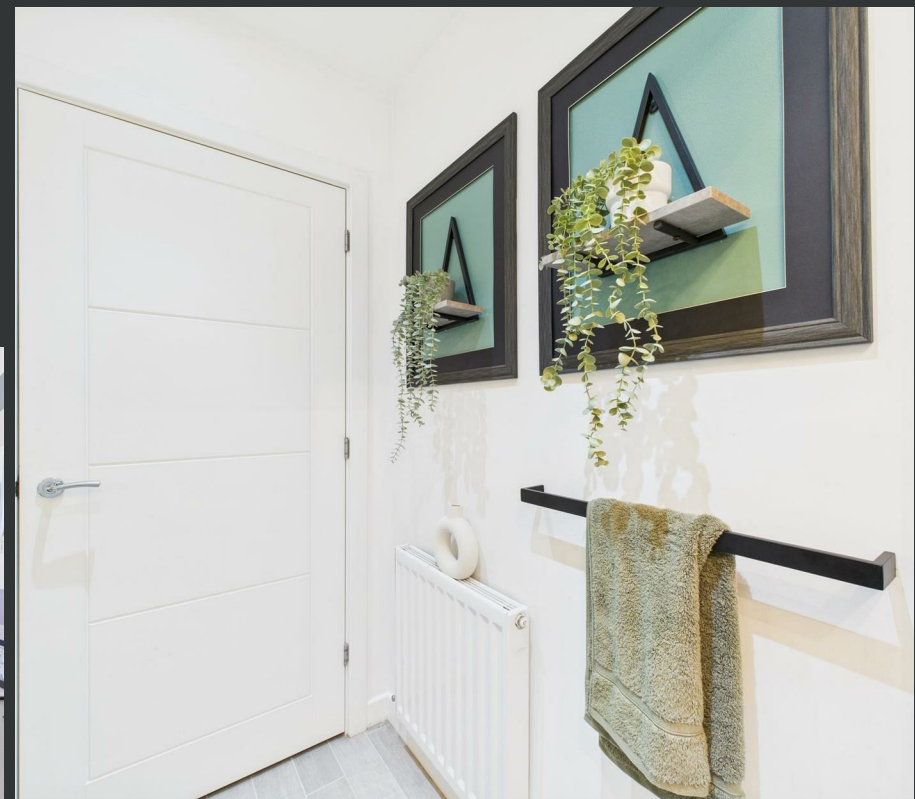
# 15 Lapwing Drive Perth, PH1 5FW

- Modern semi-detached house
- Contemporary dining kitchen
- Stylish family bathroom
- Garage and driveway parking
- Gas central heating
- Bright and spacious living room
- Three well-proportioned bedrooms
- Ground floor WC
- Generous corner plot
- Popular residential location

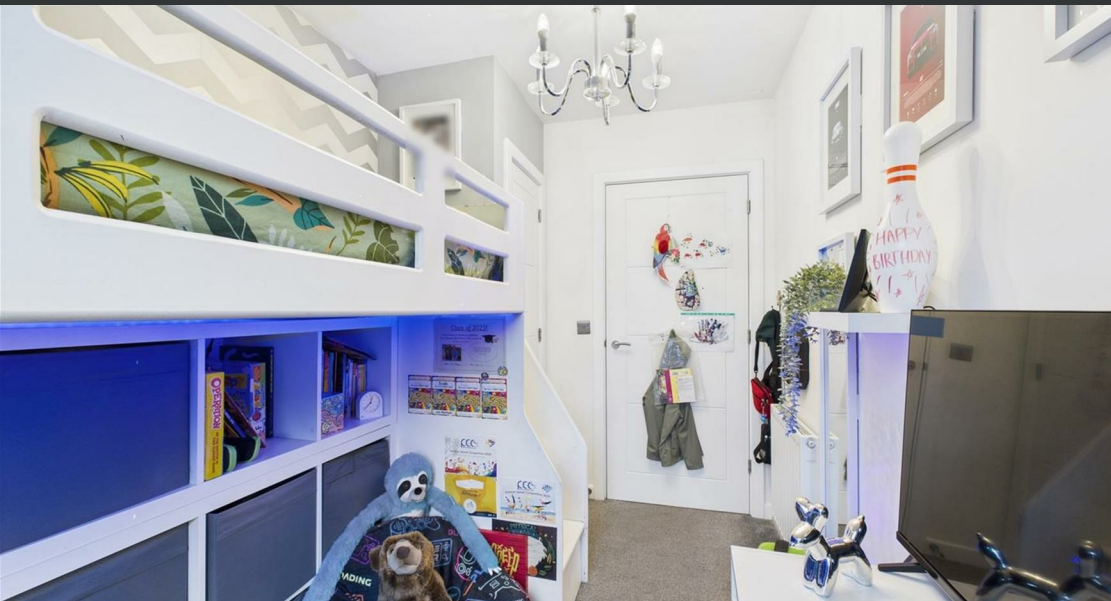
15 Lapwing Drive is a beautifully presented modern family home, located within a popular and well-established residential area on the outskirts of Perth. Offering generous accommodation over two levels, the property is finished to a high standard throughout and is ideal for families or those seeking flexible living space.

The ground floor is centred around a bright and spacious living room, attractively styled and featuring large windows that allow plenty of natural light. The contemporary dining kitchen is well-appointed with modern units, integrated appliances and ample worktop space, with room for family dining and direct access to the rear garden-perfect for both everyday living and entertaining. A convenient WC and welcoming entrance hallway complete the ground floor. The garage provides excellent storage or potential for conversion, subject to permissions. Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom and two further flexible rooms suitable for family members, guests or home working. A stylish, modern family bathroom serves the upper level and is fitted with a quality suite. Externally, the home benefits from a neat front garden with driveway parking, while the fully enclosed rear and side garden offers a safe and private space for children, pets and outdoor entertaining. The garden is mainly laid to lawn with a paved seating area, making it both practical and low maintenance. This attractive home is presented in move-in condition and combines modern comfort with a convenient location close to excellent amenities, schooling and transport links.

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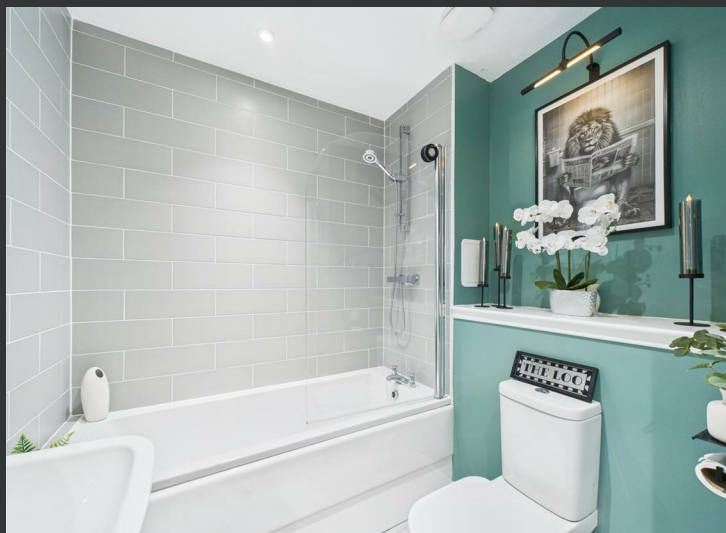




## Location

Lapwing Drive is situated within a desirable residential area on the outskirts of Perth, offering a peaceful setting with excellent everyday convenience. Perth city centre is easily accessible and provides a wide range of shops, cafes, restaurants and leisure facilities. The area is well served by local schooling at both primary and secondary levels, along with nearby green spaces and walking routes. Excellent transport links connect the property to surrounding towns and cities, with easy access to major road networks and public transport options. This location is ideal for families and commuters alike.







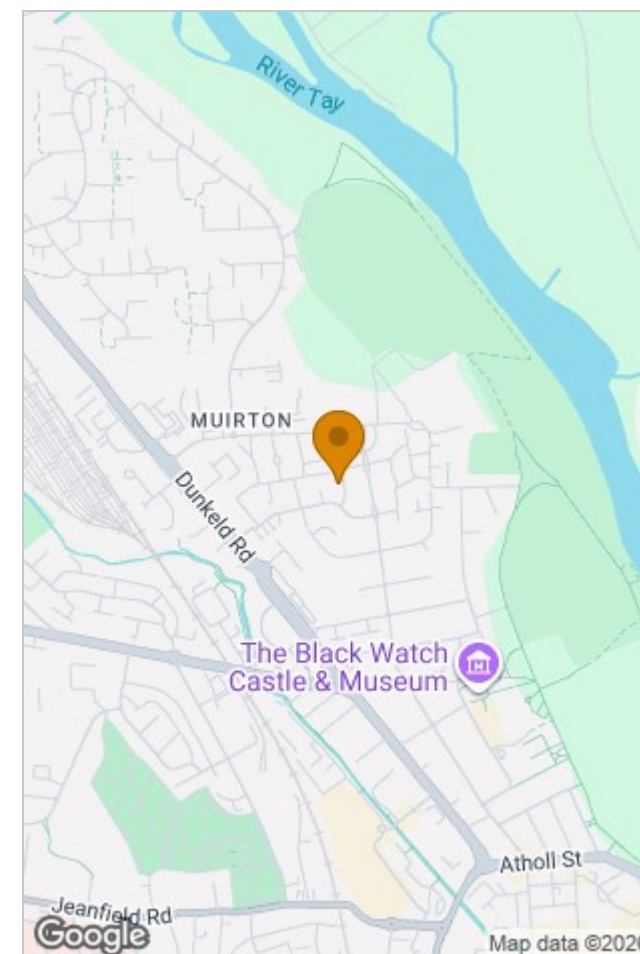
Approximate total area<sup>(1)</sup>

1148 ft<sup>2</sup>106.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland EU Directive 2012/27/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	84	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

Scotland EU Directive 2012/27/EC

## Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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