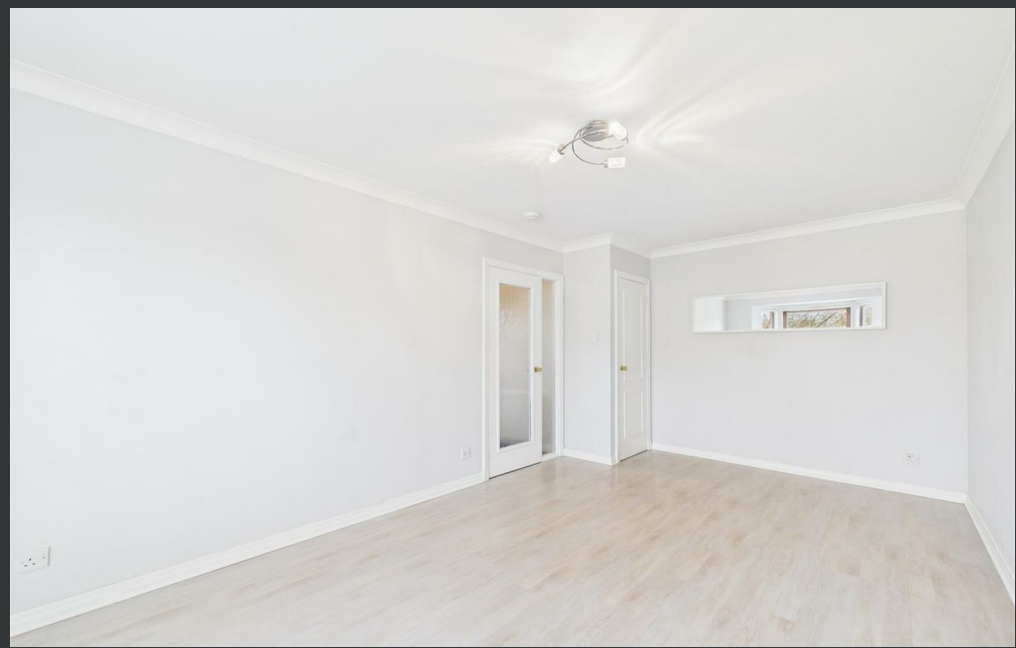




22 Lammermuir Gardens, Perth, PH1 1TA
Offers over £145,000

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22 Lammermuir Gardens Perth, PH1 1TA

- Two-bedroom quarter villa
- Well-appointed kitchen with good storage
- Family bathroom with shower over bath
- Shared garden grounds
- Ideal first-time buy or investment
- Spacious living room with bay window
- Two bright and versatile bedrooms
- Private enclosed rear garden
- Driveway for off-street parking
- Popular residential location

This well-presented two-bedroom quarter villa offers bright and comfortable living within a popular residential area of Perth, making it an ideal choice for first-time buyers, downsizers or investors.

The ground floor features a spacious living room with a large bay window, allowing natural light to flood the space and create a warm, inviting atmosphere. The adjoining kitchen is well laid out with ample storage and worktop space, providing a practical and functional area for everyday living. Upstairs, the property comprises two well-proportioned bedrooms, both offering flexibility for a variety of uses including home working or guest accommodation. A family bathroom completes the accommodation, fitted with a three-piece suite and shower over bath. Externally, the property benefits from use of a shared garden which is conveniently divided into different sections for each property. To the front, there is a driveway providing convenient off-street parking. This attractive quarter villa combines space, practicality and excellent potential, all set within a desirable and well-connected location.

Offers over £145,000





Location

Lammermuir Gardens is situated within a well-established residential area of Perth, offering a peaceful and family-friendly setting. The property is conveniently located close to local amenities including shops, supermarkets, schools and leisure facilities. Perth city centre is within easy reach, providing a wide range of retail, dining and cultural attractions. The area also benefits from excellent transport links, including quick access to the A9 for commuting to Dundee, Edinburgh and Glasgow. Surrounded by scenic countryside and green spaces, residents can enjoy a variety of outdoor pursuits, making this a highly desirable location for a range of buyers.







Ground floor



Floor 1

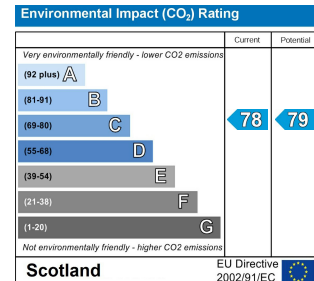
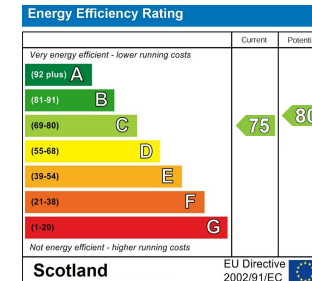
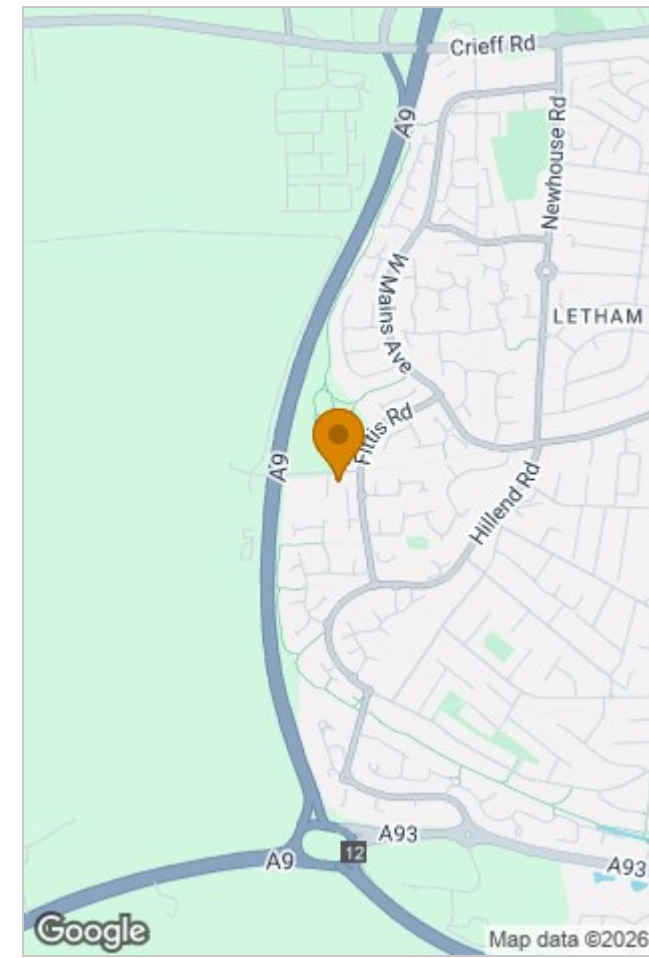


Approximate total area⁽¹⁾
576 ft²
53.4 m²

(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.

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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.

