



**Premier  
Properties**  
Perth



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

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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 m<sup>2</sup>, FIRST FLOOR : 281 sq. ft, 26.1 m<sup>2</sup>  
 TOTAL: 592 sq. ft, 55 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(38-54) E				(38-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		74	80			81	82
<b>Scotland</b>		EU Directive 2002/91/EC		<b>Scotland</b>		EU Directive 2002/91/EC	



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