

Simple Approach



**23 Lammermuir Gardens, Perth  
Perthshire PH1 1TA**

**Offers over £142,000**

Simple Approach are pleased to offer this charming, modern semi-detached house with two private parking spaces to the front of the property, situated within the popular area of Perth. The property is conveniently placed for access to good local amenities and schools. This home has been kept to a very high standard and comes to the market in beautiful condition throughout. This beautiful property comprises a bright open living room area, spacious kitchen, two sizable bedrooms and a very stylish and modern bathroom. This property also benefits from a good-sized communal garden, gas central heating and double glazing. This property due to its excellent location and overall superb condition lends itself to a wide range of buyers and is the ideal purchase for any first-time buyer or growing family looking for a move-in condition home, which only viewing will confirm.

**Kitchen**

9'7" x 6'8" (2.93 x 2.04)

**Lounge**

10'4" x 17'7" (3.17 x 5.37)

**Entrance Hallway**

6'9" x 4'7" (2.07 x 1.41)

**Bathroom**

5'5" x 6'7" (1.67 x 2.01)

**Bedroom**

8'9" x 9'11" (2.69 x 3.03)

**Bedroom**

8'5" x 12'4" (2.57 x 3.76)

**Location**

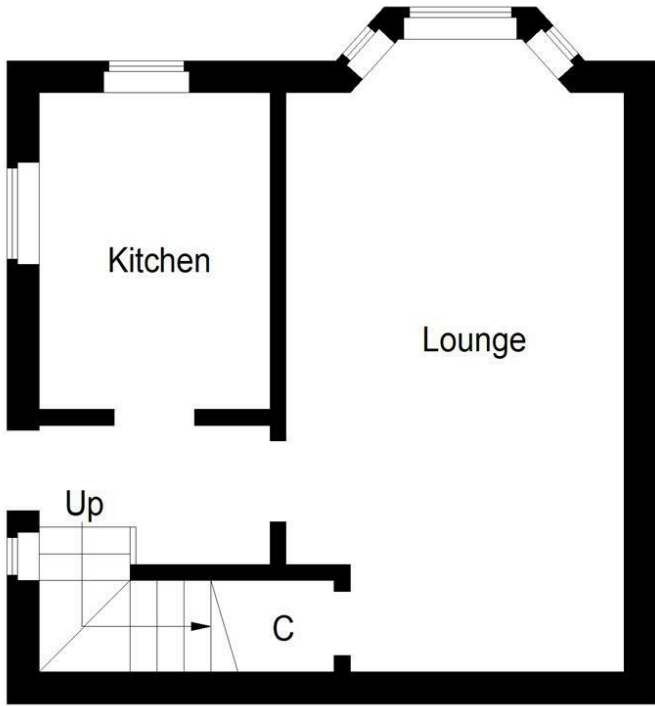
Lammermuir Gardens is set in the heart of the Western Edge area of Perth which has historically been sought-after for its locality to reputable schooling and overall attractive setting with modern developments surrounding. This property could not be better located for those looking for quick commuting links to larger cities including Dundee, Edinburgh and Glasgow via the nearby Broxden roundabout and benefits from having amenities such as shops, restaurants and cafes all just minutes away. Situated on a regular bus route to Perth City Centre, this property offers excellent access for all High Street shopping as well as further offices found in the nearby Inveralmond and Broxden business centres.



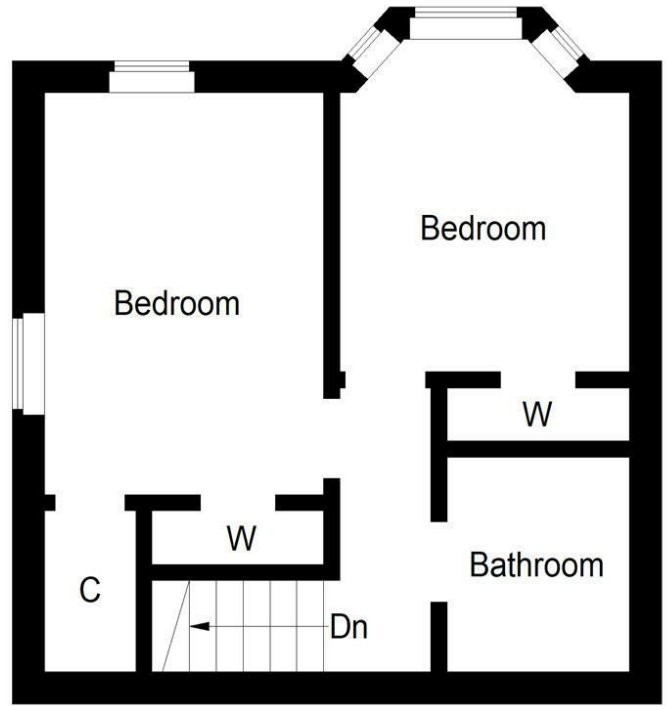


- Two Double Bedrooms
- Private Parking To Front
- Built In Wardrobes
- Solid Oak Flooring In Lounge
- Communal Gardens
- New Modern Bathroom
- Move In Condition Throughout

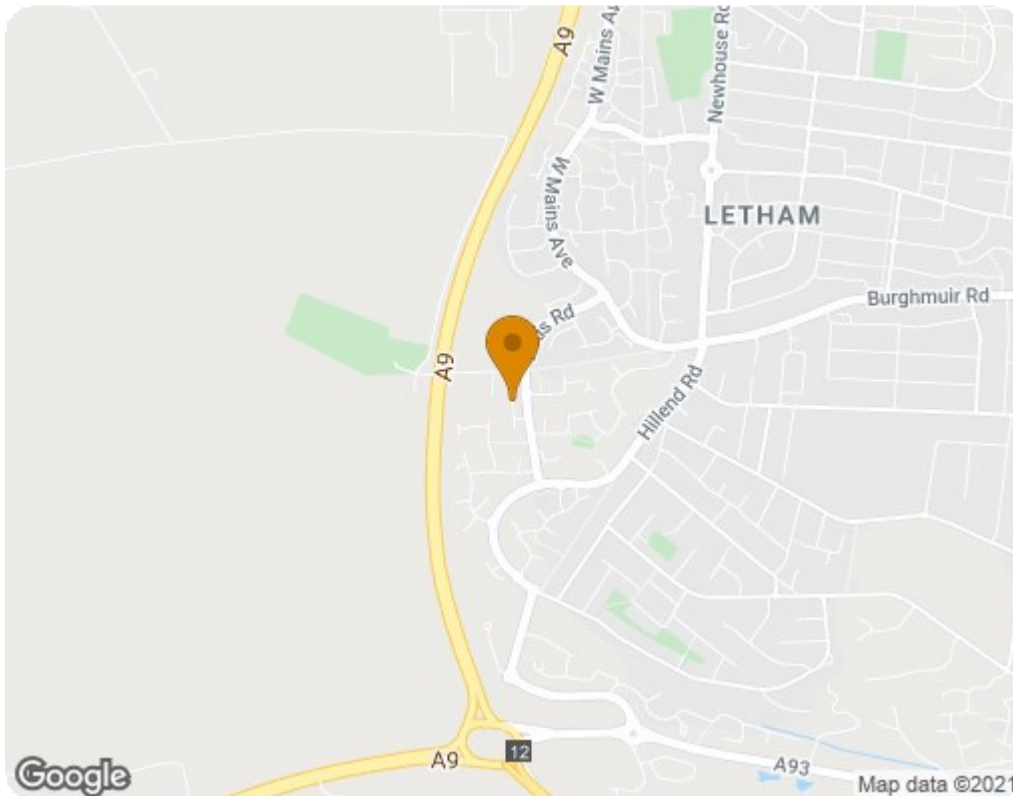




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	