

Simple Approach



Estate Agents



30 Lammermuir Gardens, Perth

PH1 1TA

Offers over £149,950

Simple Approach are pleased to offer this charming, semi-detached house situated within the popular area of Western Edge Perth to the residential market. The property is conveniently placed for access to good local amenities, transport links and schools. This home has been kept up to a very well standard throughout and comes to the market in beautiful condition throughout. This great property comprises a bright open living room area, spacious kitchen with ample room for white goods, two sizable bedrooms with fitted storage area and a modern bathroom with shower over bath facility. This property also benefits from a good-sized, well maintained 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.

Entrance Hallway

6'5" x 4'2" (1.96 x 1.28)

Kitchen

9'3" x 6'4" (2.82 x 1.95)

Lounge

10'0" x 17'3" (3.06 x 5.26)

Bedroom

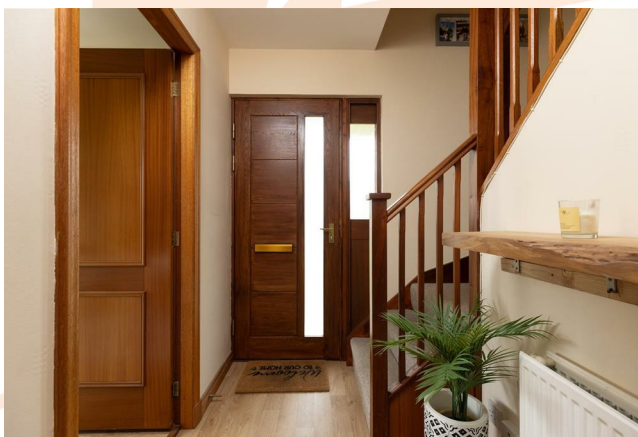
8'0" x 12'0" (2.46 x 3.67)

Bedroom

8'5" x 7'8" (2.59 x 2.34)

Bathroom

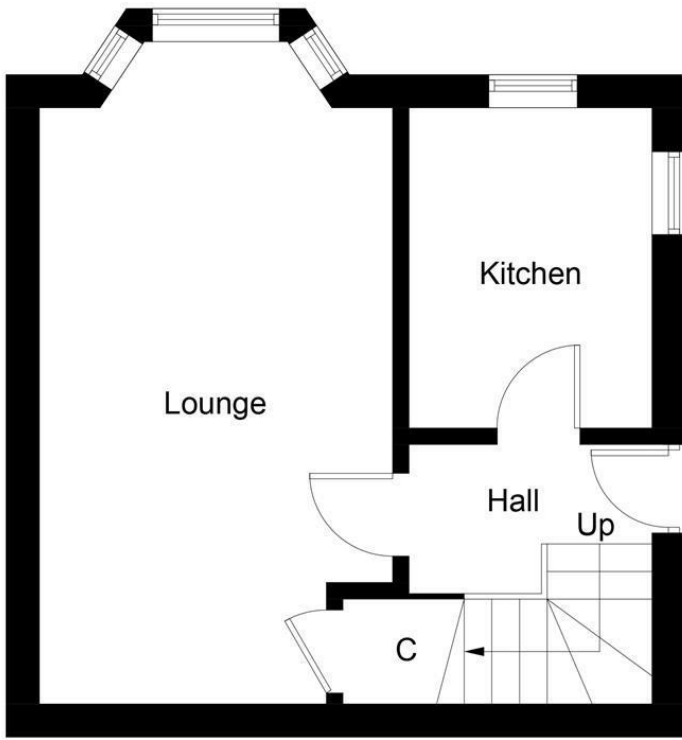
5'1" x 6'1" (1.55 x 1.87)



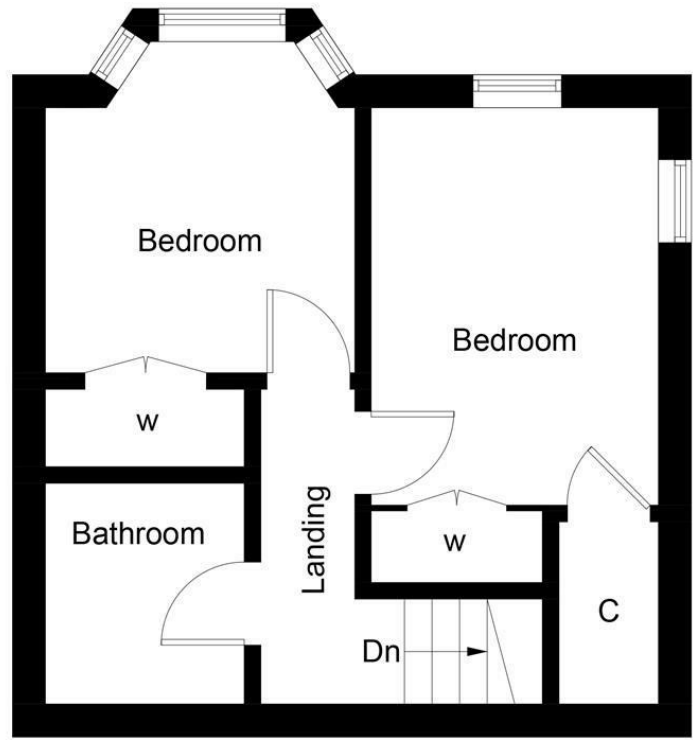


- Two Double Bedroom House
- Mutual Garden Ground
- Gas Central Heating And Double Glazed Windows
- Popular Western Edge Location
- Allocated Parking
- Move In Condition Throughout
- Built In Storage



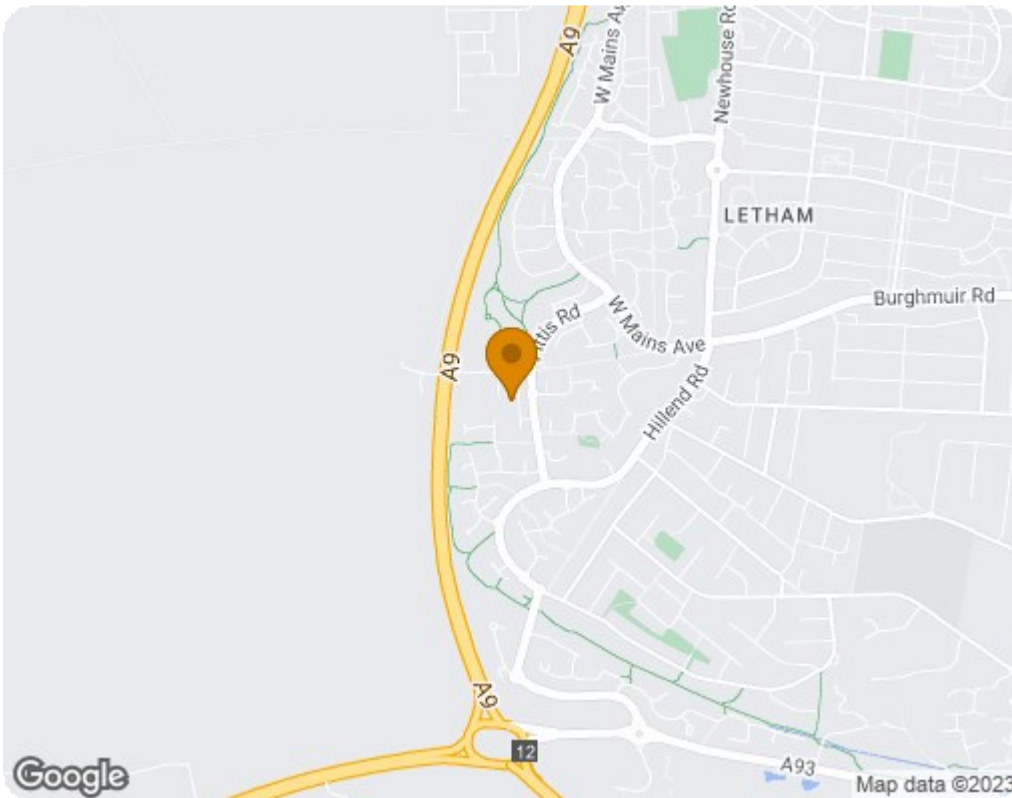


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID974135)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			91
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	