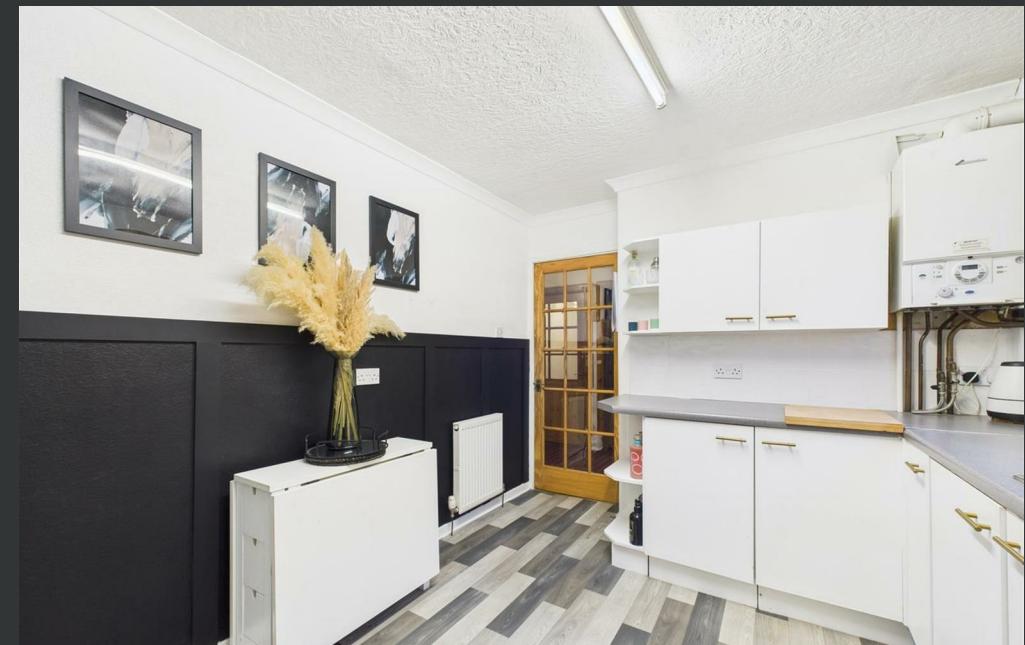




8 Lawers Place, Perth, PH1 1LT  
Offers over £115,000

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- Two bedroom upper flat
- Bright living room
- Bathroom with shower
- Gas central heating
- Quiet residential location
- Private entrance with internal staircase
- Modern fitted kitchen
- Double glazing
- Rear garden area
- On-street parking

This well-presented two bedroom upper flat is located within a quiet residential area of Perth and offers comfortable, well laid out accommodation, ideal for first-time buyers, downsizers or buy-to-let investors.

The property is accessed via its own private entrance, with stairs leading to the first-floor accommodation. A central hallway provides access to all main rooms. The living room is bright and welcoming, with space for lounge furniture and a large window allowing plenty of natural light. The kitchen is fitted with modern units and ample worktop space, with room for freestanding appliances, making it practical for everyday living. There are two bedrooms within the flat, both of good size. The main bedroom comfortably accommodates a double bed and storage, while the second bedroom is suitable as a child's room, guest bedroom or home office. The bathroom is finished in neutral tiling and includes a shower enclosure, wash hand basin and WC, with a window providing natural light and ventilation. Externally, the flat benefits from access to a rear garden area, laid mainly to grass, providing space for outdoor use. On-street parking is available nearby. The property is well positioned for local shops, schools and public transport links, with Perth city centre easily accessible. This is a well maintained upper flat offering a practical layout in a convenient location.



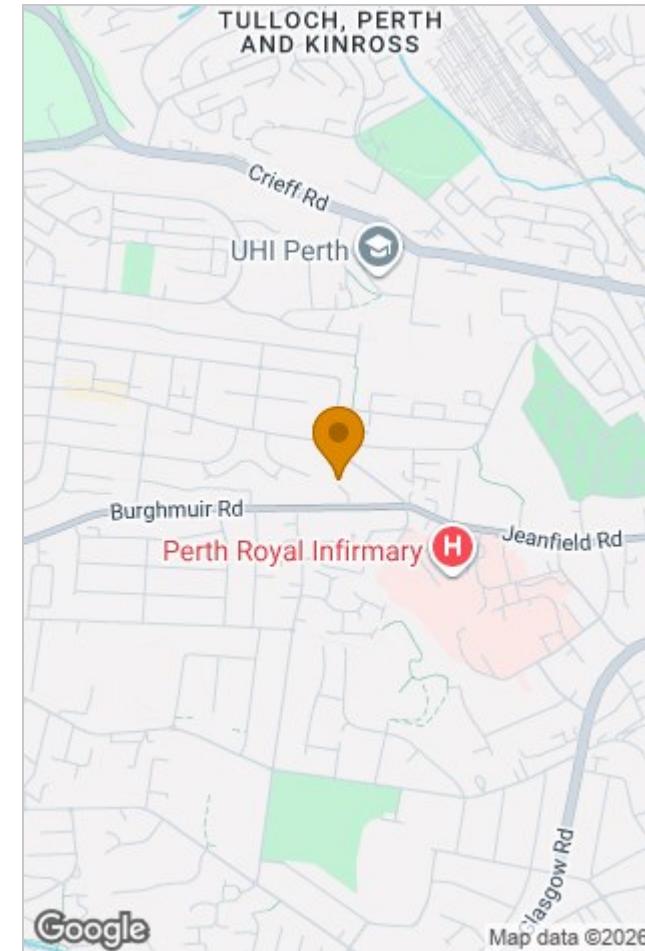


## Location

Lawers Place is located within a well established residential area of Perth, offering a quiet environment while remaining close to everyday amenities. Local shops, schools and green spaces are within easy reach, making it suitable for a range of buyers. Regular public transport services provide straightforward access to Perth city centre, which offers a wide selection of shops, restaurants and leisure facilities. Road links nearby allow easy travel throughout Perthshire and to surrounding areas.







## 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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[wearepossible.co.uk](http://wearepossible.co.uk)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	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	
(39-54) E				(39-54) 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			
		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Scotland		Scotland		Scotland	

