

Simple Approach



Estate Agents



**8 Lauder Crescent, Perth**  
**Perthshire PH1 1SU**

**Offers over £418,950**



## 8 Lauder Crescent, Perth, Perthshire PH1 1SU

Located in the highly sought-after area of Lauder Crescent, Perth, this splendid family home offers an exceptional blend of comfort and style. Boasting four generously sized bedrooms, this property is perfect for families seeking ample space to grow and thrive. The house features three elegant reception rooms, providing versatile areas for relaxation, entertainment, or family gatherings.

The interior of the home is adorned with high-quality fixtures and fittings, ensuring a modern and sophisticated living experience. Each room is designed to maximise space and light, creating a warm and inviting atmosphere throughout.

Set on a sizable plot, this property not only offers a beautiful home but also the potential for outdoor enjoyment and activities. The garden space is perfect for children to play, or for hosting summer barbecues with friends and family.

Lauder Crescent is highly sought after and close to amenities making it an ideal location for families. With schools, parks, and shops within easy reach, this home truly embodies the essence of family living in a desirable neighbourhood.

In summary, this house on Lauder Crescent is a remarkable opportunity for those seeking a high-quality family home in a prime location. With its spacious accommodation and elegant design, it is sure to impress all who visit.

### **Lounge**

17'1" x 17'7" (5.22 x 5.37)

### **Open Plan Kitchen / Diner**

13'10" x 24'4" (4.23 x 7.43)

### **Utility Room**

9'6" x 7'3" (2.92 x 2.21)

### **Downstairs WC**

6'7" x 3'8" (2.01 x 1.13)

### **Bedroom Five (Downstairs)**

9'8" x 8'7" (2.97 x 2.64)

### **Master Bedroom**

11'8" x 10'11" (3.58 x 3.35)

### **Ensuite Shower Room**

5'6" x 7'8" (1.55 x 2.34)

### **Bedroom Two**

9'4" x 9'8" (2.85 x 2.95)

### **Bedroom Three**

10'10" x 6'10" (3.32 x 2.10)

### **Bedroom Four**

7'8" x 10'5" (2.34 x 3.19)

### **Shower Room**

3'1" x 4'5" (0.96 x 1.35)

### **Family Bathroom**

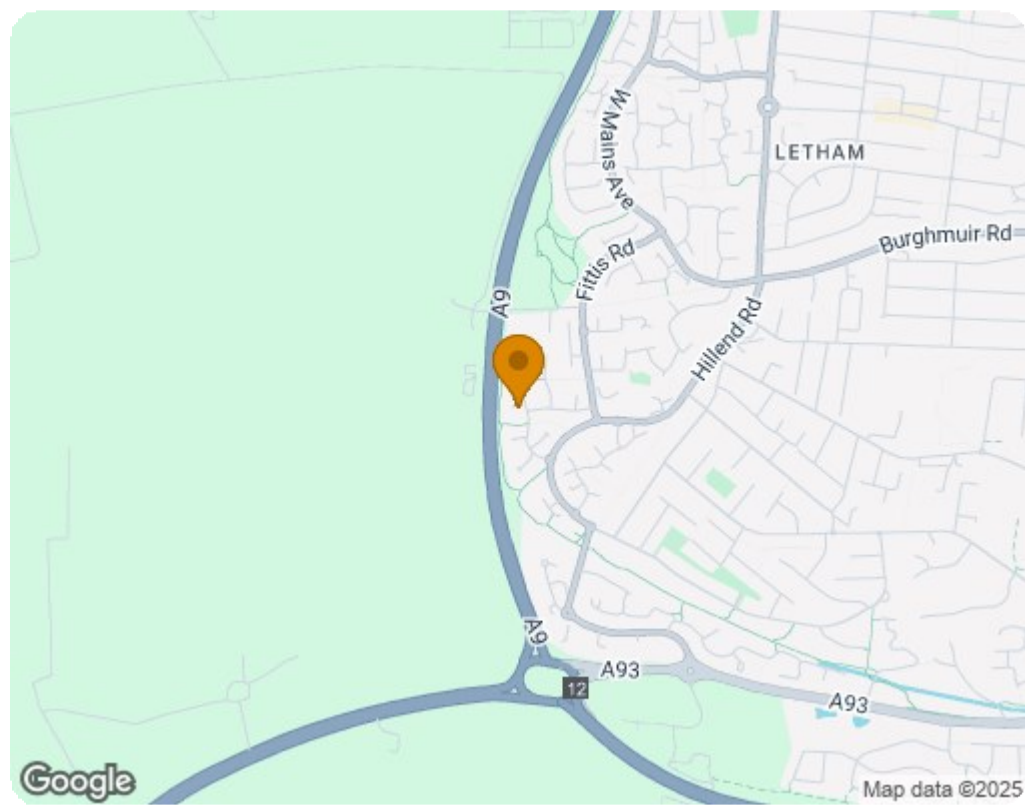
6'8" x 7'3" (2.04 x 2.23)





- Generous Four Bedroom House
- High Quality Fixtures And Fittings
- Excellent Commuting Links
- Highly Sought After Location
- Gas Central Heating and Double Glazing
- Move In Condition Throughout
- Sizable Plot With Private Parking
- Large Modern Family Dining Kitchen





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	74	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		79
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland		EU Directive 2002/91/EC