



**Premier
Properties**
Perth



20 Lauder Crescent, Perth, PH1 1SU Offers Over £375,000

 4  2  2  C

This spacious property is thoughtfully arranged over two levels. The ground floor welcomes you with an inviting entrance hall leading to a generous lounge with a fantastic media wall, an open-plan family room with log burning stove that seamlessly integrates with the dining area and kitchen, a practical utility room, and a convenient toilet. Ascending to the first floor, you will find a landing that leads to the principal bedroom, complete with an en suite shower room, alongside three additional bedrooms and a well-appointed family bathroom.

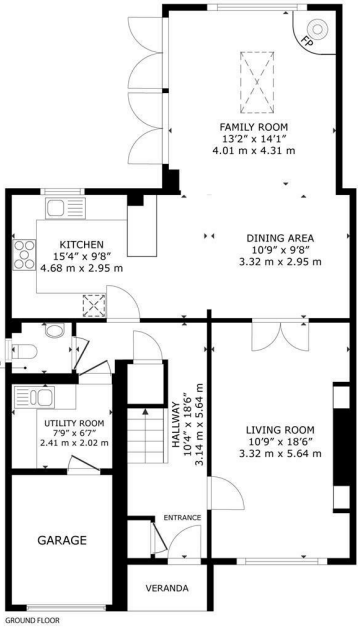
Heating is provided via gas central heating and the windows are double glazed throughout.

Externally, the property boasts well-maintained gardens to both the front and rear. The front garden is easy to care for, while the driveway provides ample off-street parking for several vehicles. The garage has been partially converted into a useful store and utility space. The rear garden is a delightful retreat, featuring a lawn, a slabbed area, and a decking space with a pergola, perfect for enjoying the outdoors during the warmer months.

Within walking distance, you will find a variety of local amenities, including a convenience store with a post office, as well as primary and secondary schools. The popular number seven bus route further enhances the accessibility of this charming home. This property is sure to attract a range of buyers, thanks to its desirable location and spacious layout, making it an ideal family residence.

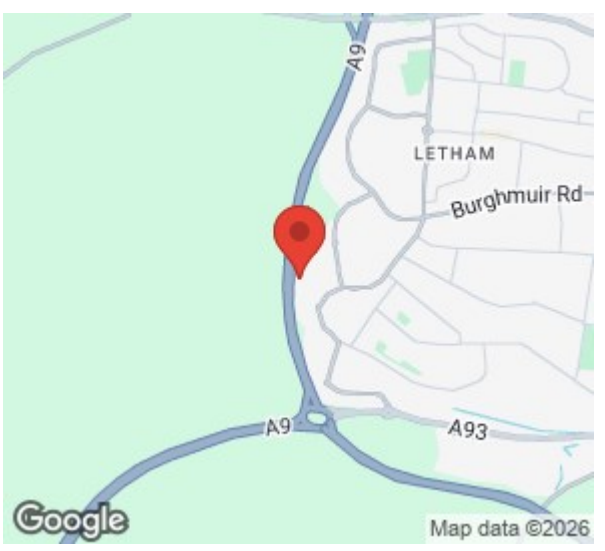
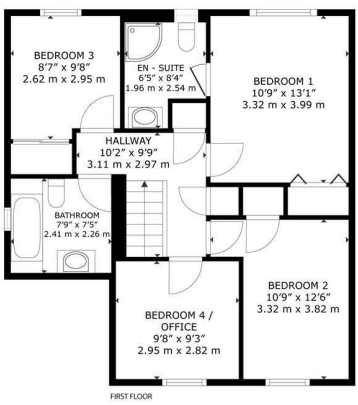
- 4 Bedrooms
- Decking Area
- Double Glazing
- Driveway
- En Suite Shower Room
- Gas Heating
- Immaculately Presented
- Private Rear Garden
- Sought After Location
- Close to Broxden Roundabout





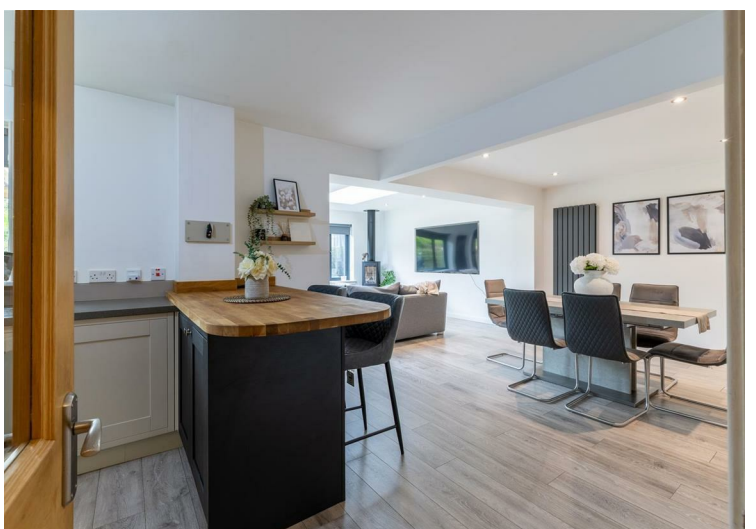
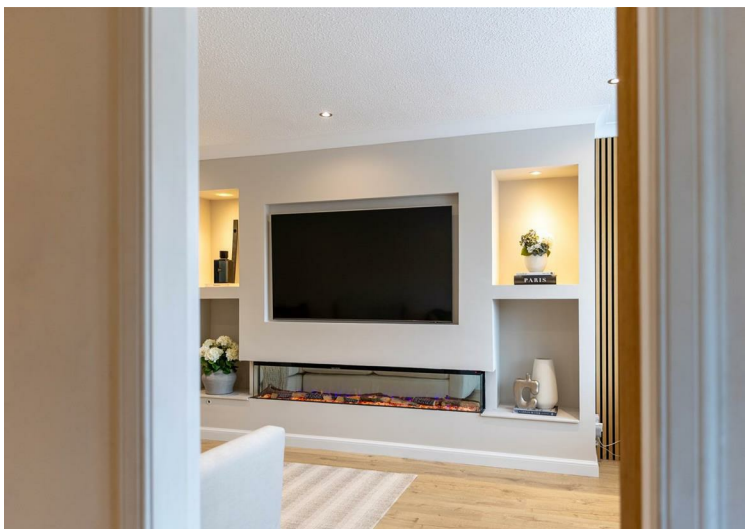
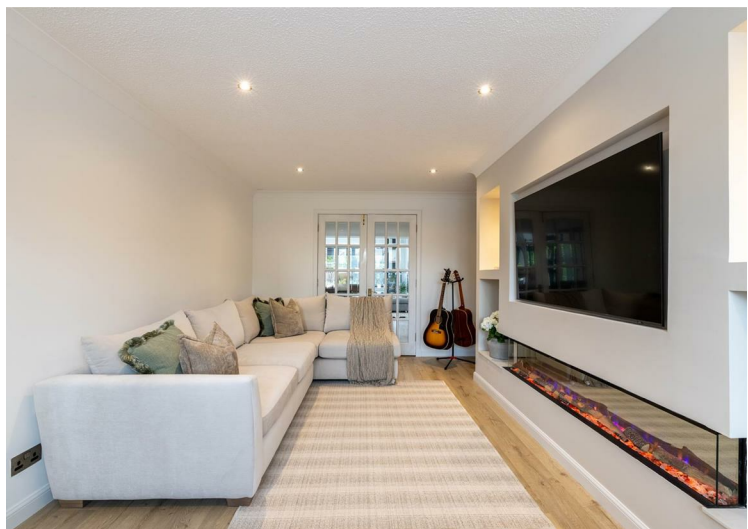
20 Lauder Crescent, Perth, PH1 1SU

GROSS INTERNAL AREA
 GROUND FLOOR : 83.3 m² (897 sq.ft.) FIRST FLOOR : 63.6 m² (683 sq.ft.)
 EXCLUDED AREAS : GARAGE 7.5 m² (81 sq.ft.) VERANDA 2.1 m² (23 sq.ft.)
 TOTAL : 146.9 m² (1,582 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
71	76

Environmental Impact (CO ₂) Rating	
Current	Potential
71	74



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.