Simple Approach

Estate Agents







18 Lammermuir Gardens, Perth

PH1 1TA

Offers over £134,950

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18 Lammermuir Gardens, Perth, PH1 1TA

Welcome to this charming semi-detached home located in the highly sought-after area of Lammermuir Gardens, Perth. This delightful property is an ideal choice for first-time buyers looking to establish themselves in a welcoming community.

As you enter, you will find a bright and inviting reception room that offers a perfect space for relaxation and entertaining. The two well-proportioned bedrooms provide ample room for rest and personalisation, making it easy to create a comfortable living environment. The property also features a well-appointed bathroom, ensuring convenience for you and your guests.

One of the standout features of this home is the communal back garden, which offers a tranquil outdoor space for gardening, leisure, or simply enjoying the fresh air. The communal garden is a wonderful extension of the living space, perfect for summer barbecues or quiet evenings under the stars.

With gas central heating throughout, you can enjoy a warm and cosy atmosphere during the colder months. The combination of modern comforts and a charming setting makes this property a fantastic opportunity for those looking to make their first step onto the property ladder.

Situated in a desirable location, this home is close to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. Do not miss the chance to view this lovely property and envision your future in this delightful home.

Lounge
10'4" x 17'7" (3.16 x 5.37)

Kitchen
9'7" x 6'9" (2.94 x 2.08)

Bedroom One
12'4" x 8'5" (3.77 x 2.57)

Bedroom two
8'10" x 8'5" (2.70 x 2.59)

Bathroom
5'6" x 6'7" (1.68 x 2.02)









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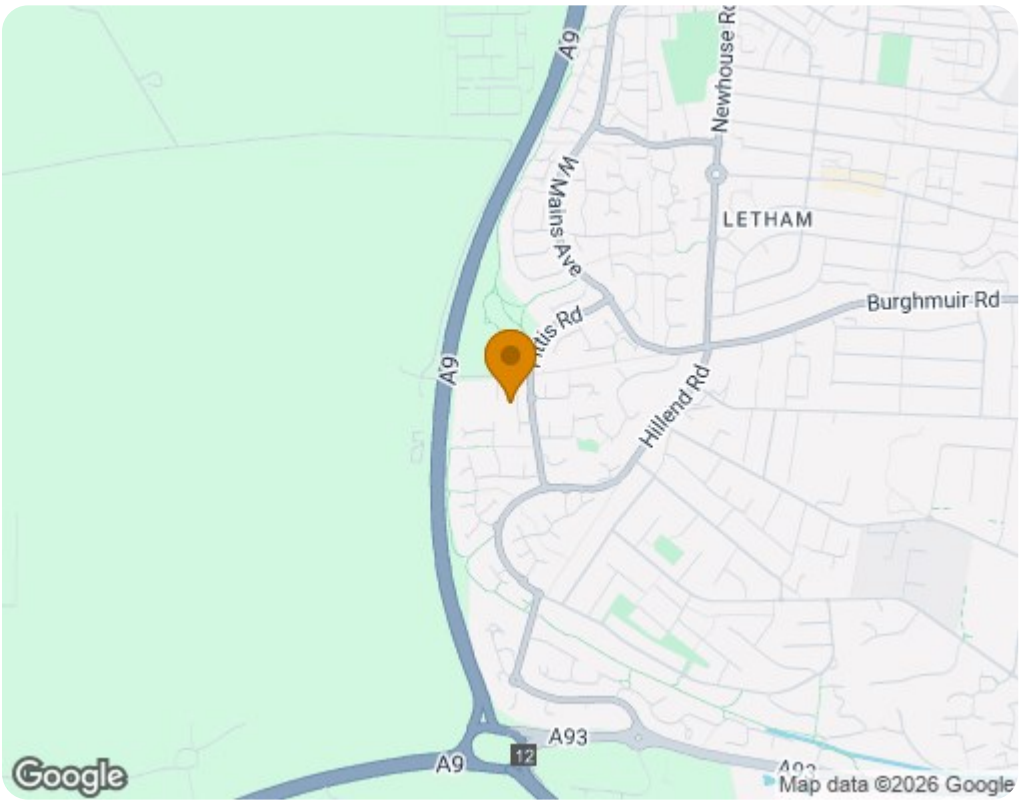
- Semi-Detached Home
- Gas Heating & Double Glazing
- Perfect Property for First-Time Buyers
- Two Double Bedrooms
- Communal Back Garden
- Very Sought After Location
- Bright & Spacious Lounge
- Shared Parking Spaces
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!

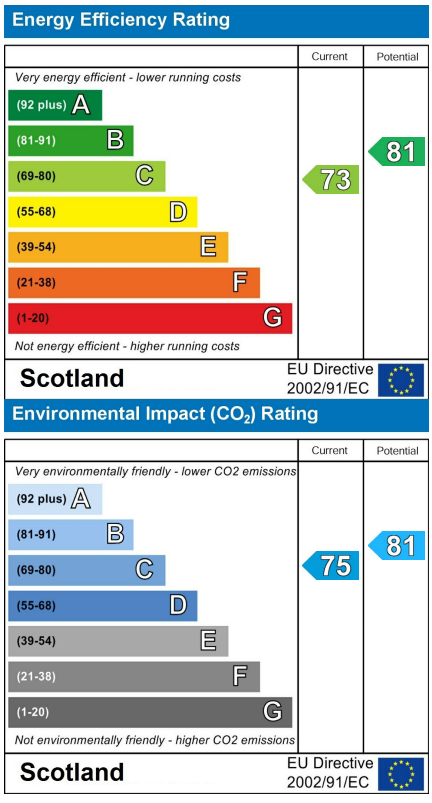









A9
Newhouse Rd
W Mains Ave
LETHAM
Burghmuir Rd
Hillend Rd
A9
A93
A9
12
Google
Map data ©2026 Google


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
73
81
Scotland
EU Directive 2002/91/EC
Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
75
81
Scotland
EU Directive 2002/91/EC