



**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)

## **En-suite Shower Room**

5'0" x 7'8" (1.53 x 2.34)

## **Open Plan Kitchen / Diner**

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

## **Bedroom Two**

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

## **Utility Room**

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

## **Bedroom Three**

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

## **Downstairs WC**

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

## **Bedroom Four**

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

## **Bedroom Five (Downstairs)**

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

## **Shower Room**

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

## **Master Bedroom**

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

## **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



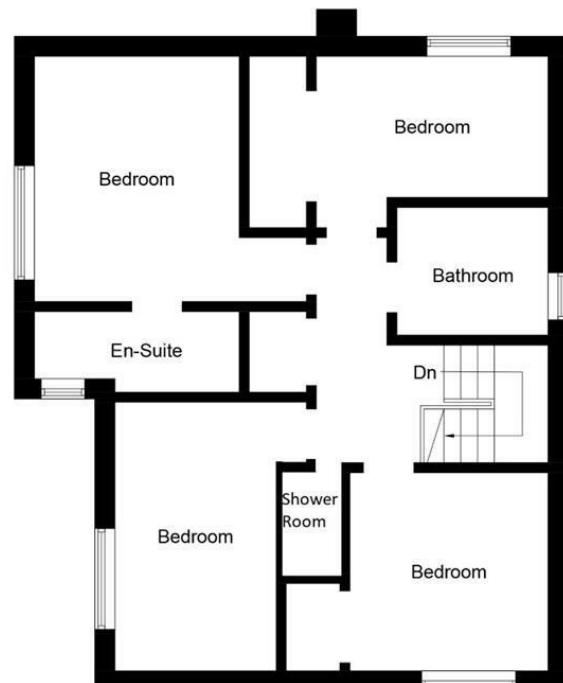
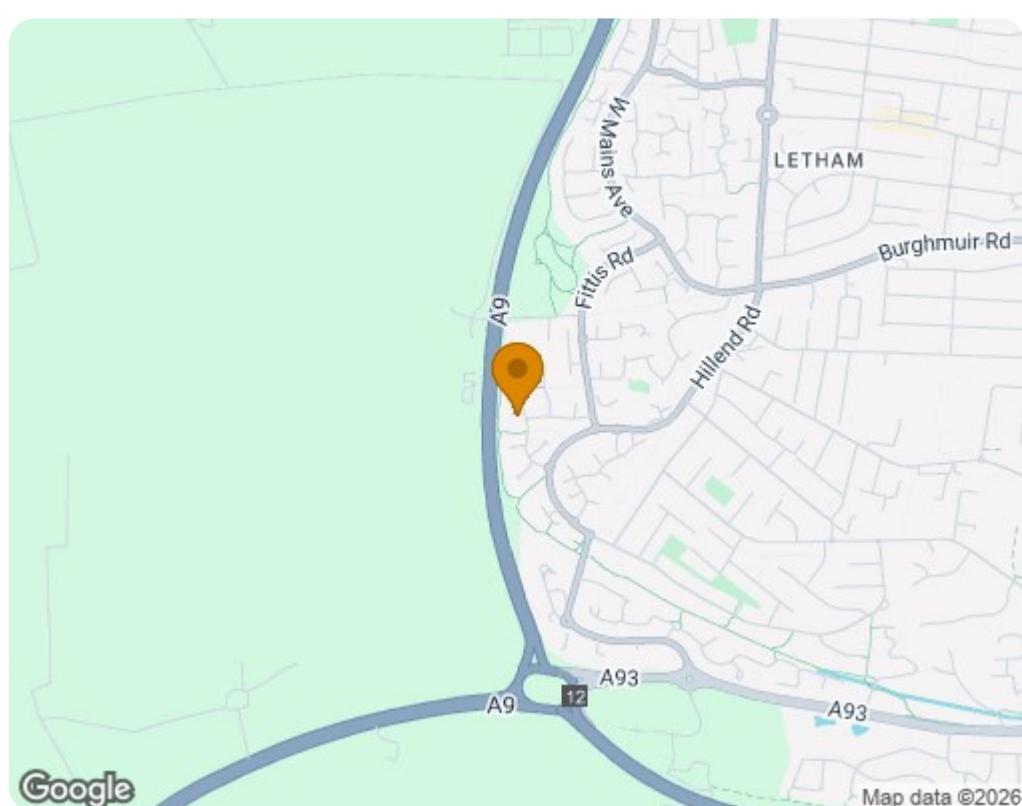


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1205126)



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