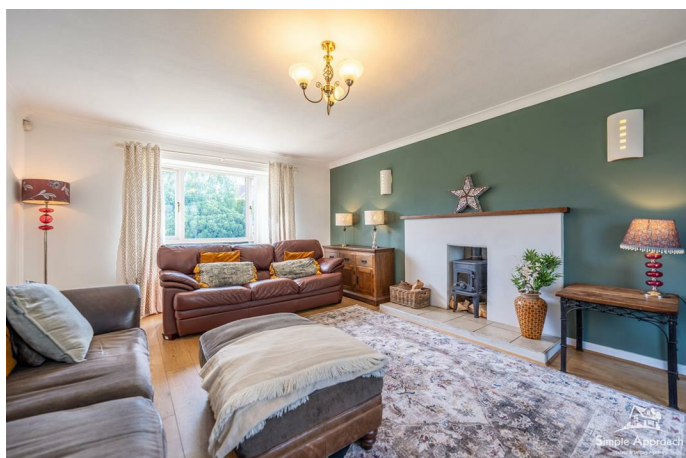
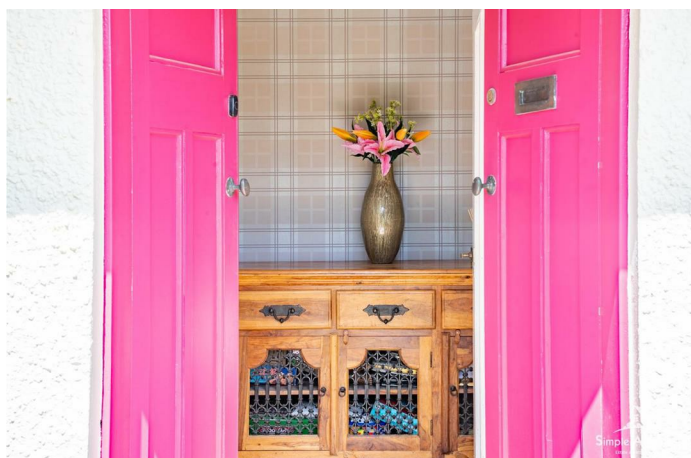


Simple Approach



Estate Agents



107 Burghmuir Road, Perth

PH1 1HT

Offers over £347,950



Behind the pink door on Burghmuir Road, Perth, this stunning four-bedroom detached house offers a perfect blend of comfort and modern living. As you enter the property, you are greeted by a spacious lounge that provides an inviting atmosphere connecting to the well appointed conservatory extends the living space, allowing natural light to flood the room. Additionally on the lower level you find the kitchen/diner, a separate dining room that can be used for more formal occasions or as a versatile space to suit your needs, a utility room and a downstairs toilet which adds to the practicality of this home. Moving to the upper level, you will find a generously sized master bedroom complete with an en-suite shower room, three further bedrooms and a modern bathroom with shower over bath.

The large garden is a standout feature, providing a perfect outdoor retreat for children to play or for hosting summer barbecues. The property also benefits from a driveway, ensuring off-road parking for your convenience and a detached garage.

Situated in a sought-after location, this home is not only a wonderful place to live but also offers easy access to local amenities and transport links. This property is a fantastic opportunity for families or anyone seeking a spacious and comfortable home in a charming area of Perth.

#### Lounge

13'6" x 19'6" (4.12 x 5.95)

#### Conservatory

7'6" x 12'2" (2.29 x 3.73)

#### Dining Room

13'5" x 10'4" (4.10 x 3.17)

#### Kitchen

10'5" x 14'10" (3.18 x 4.53)

#### Utility Room

7'1" x 6'7" (2.18 x 2.03)

#### Downstairs WC

6'4" x 2'9" (1.95 x 0.86)

#### Master Bedroom

12'9" x 10'6" (3.91 x 3.21)

#### En-suite Shower Room

5'6" x 5'10" (1.68 x 1.79)

#### Bedroom Two

13'6" x 8'6" (4.12 x 2.60)

#### Bathroom Three

8'7" x 12'2" (2.64 x 3.73)

#### Bedroom Four

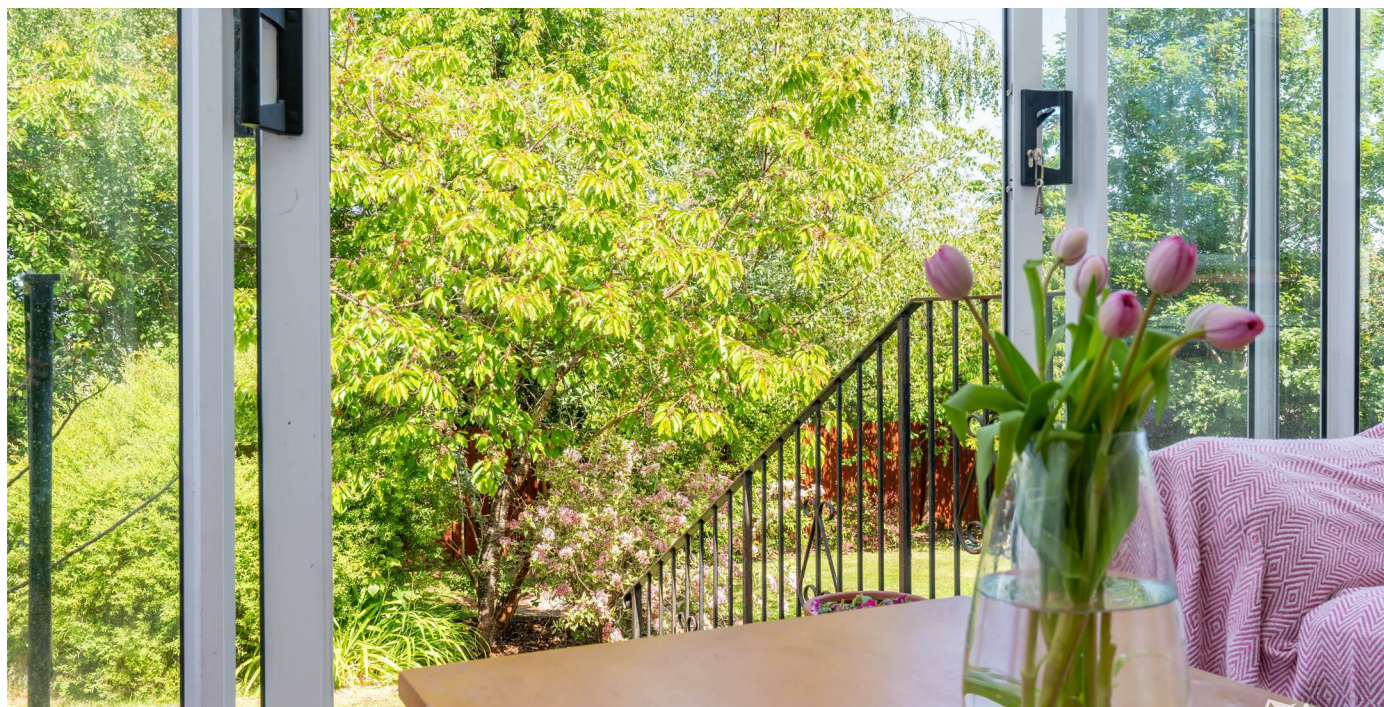
13'6" x 10'5" (4.13 x 3.20)

#### Family Bathroom

6'9" x 5'11" (2.07 x 1.81)



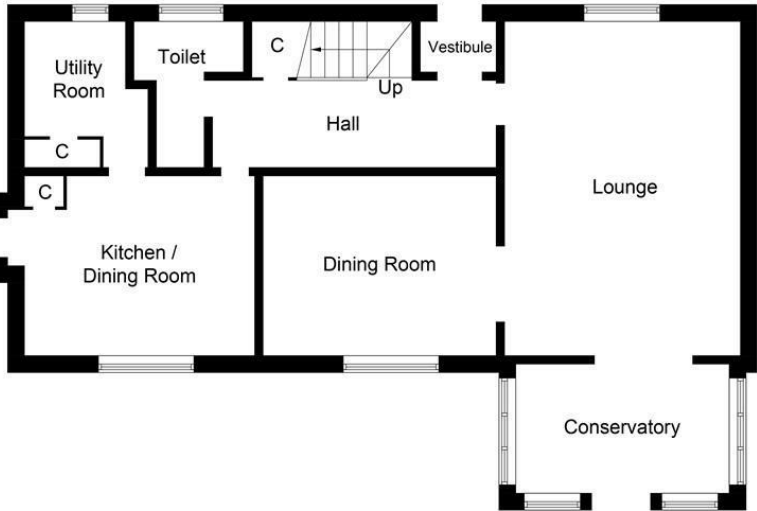




- Four Bedroom Detached House
- Private Driveway, Detached Garage And Store
- Conservatory
- Sizeable Accommodation Throughout
- Highly Popular Location
- Move-in Condition Throughout
- Well Maintained Wrap Around Garden
- Separate Dining Room



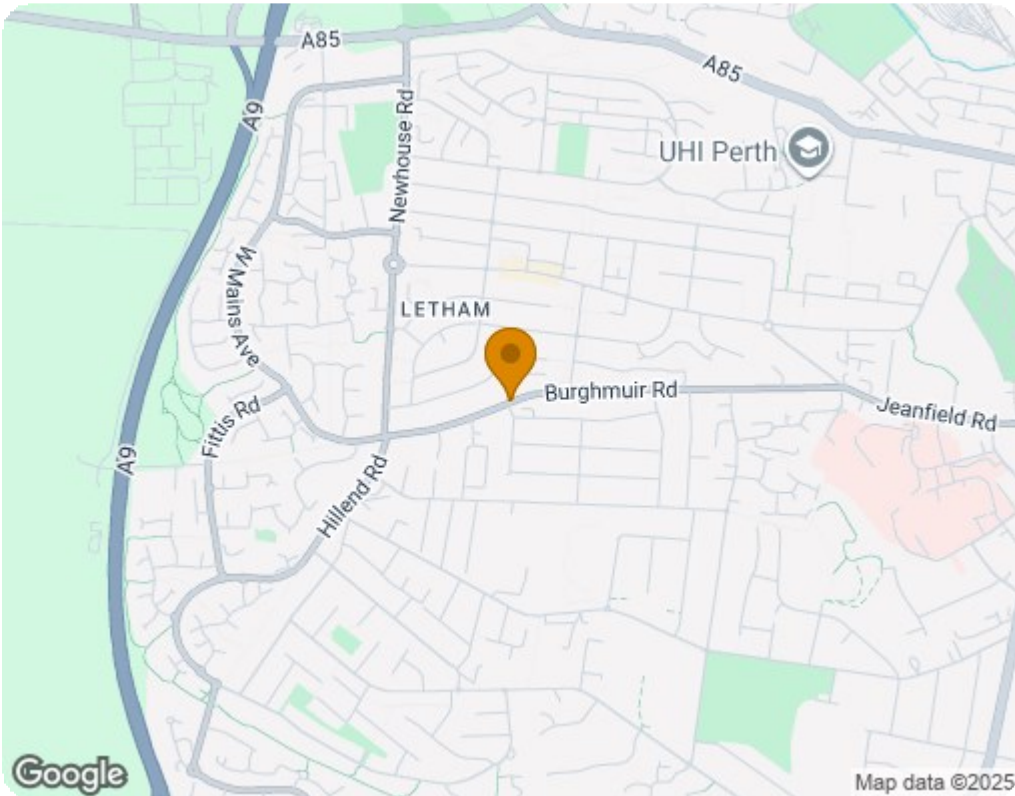




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(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		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		