



46 Muirton Bank, Perth, PH1 5DW
Offers over £295,000





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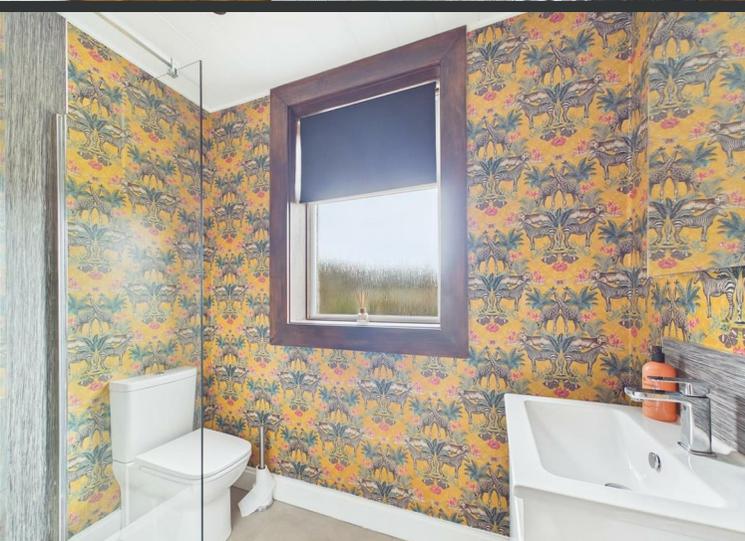
- Three-bedroom semi-detached home
- Bright living room with feature fireplace
- Sunroom overlooking the garden
- Two bathrooms
- Front garden and driveway
- One ground floor bedroom, two upstairs
- Modern dining kitchen
- Versatile utility room/home office
- Private rear garden with patio
- Popular residential location

This attractive and well-maintained three-bedroom semi-detached home offers spacious and flexible accommodation across two levels, ideal for families, downsizers or first-time buyers.

The ground floor features a bright and welcoming living room, enhanced by large front-facing windows and a charming fireplace, creating a cosy yet airy space. To the rear, the modern dining kitchen provides ample storage and workspace, with room for family dining and direct access to a delightful sunroom overlooking the garden. A versatile utility room, currently used as a home office, adds further practicality. The ground floor is completed by a well-proportioned double bedroom and a contemporary bathroom, offering excellent flexibility for single-level living if required. Upstairs, there are two further bedrooms, both comfortable in size, along with an additional bathroom for convenience. Externally, the property enjoys a private rear garden with lawn and patio areas, ideal for relaxing or entertaining. The front garden is neatly maintained and a driveway provides off-street parking. Combining character features with modern finishes, this appealing home is situated in a popular and convenient residential location.

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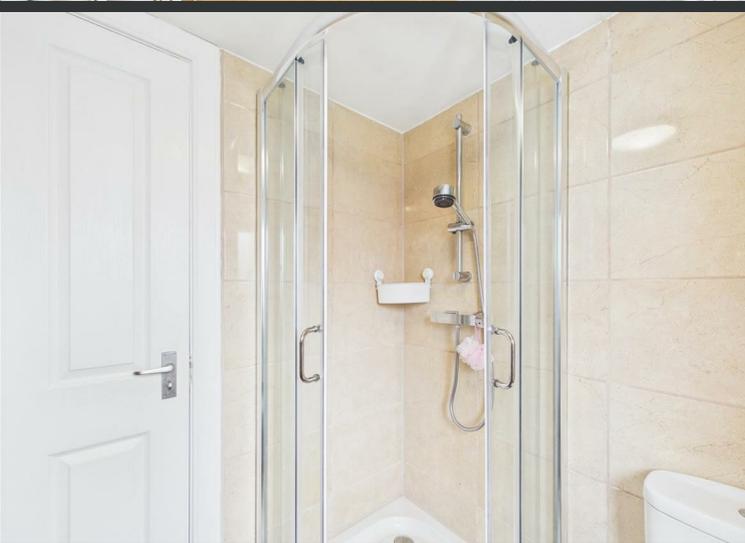


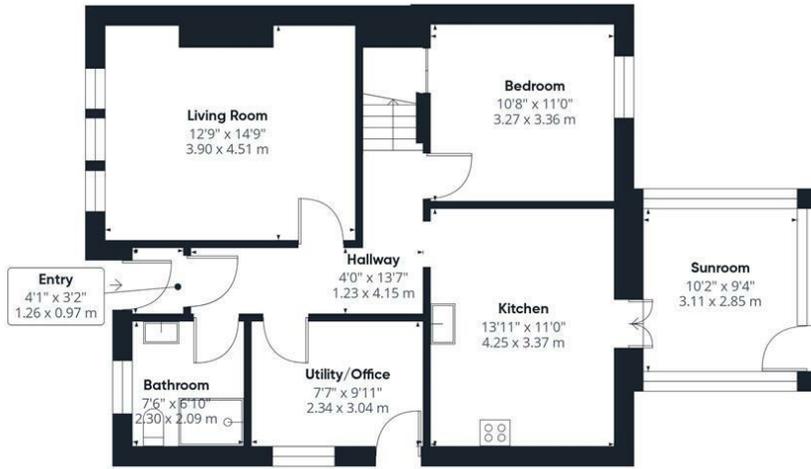


Location

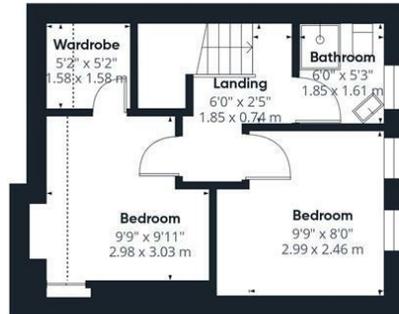
Muirton Bank is a well-established residential area within Perth, popular for its convenience and community feel. The property is within easy reach of a range of local amenities, including shops, supermarkets, schools and leisure facilities. Perth city centre is just a short distance away, offering an excellent selection of retail, dining and cultural attractions. The area benefits from good public transport links and easy access to major road networks, including the A9, making it ideal for commuting to Dundee, Stirling, Edinburgh and Glasgow. Nearby green spaces and riverside walks provide excellent opportunities for outdoor recreation and relaxation.







Ground floor



Floor 1



Approximate total area⁽¹⁾

1085 ft²

100.7 m²

Reduced headroom

24 ft²

2.3 m²

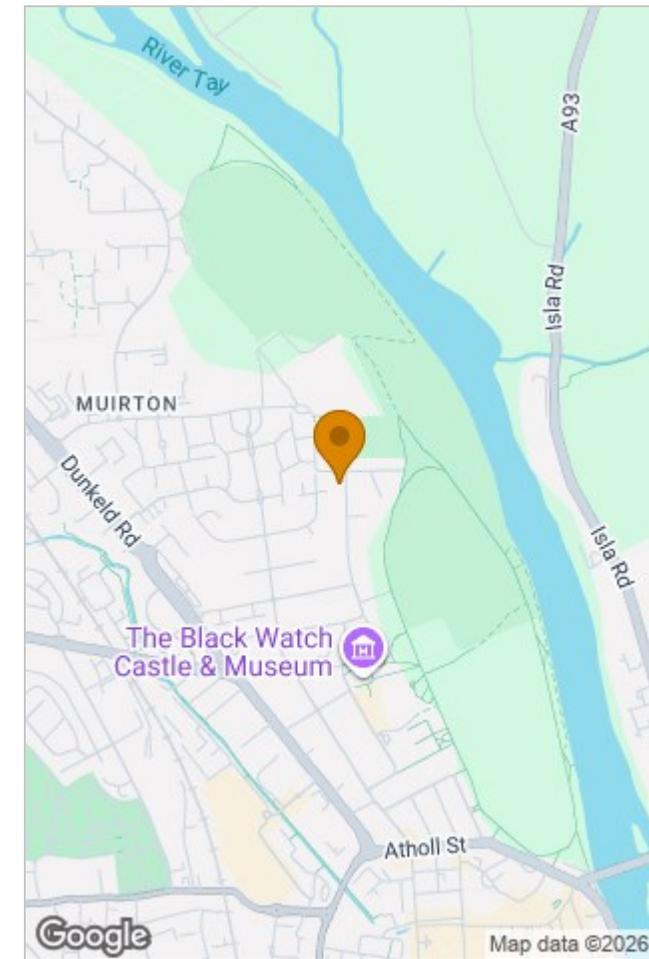
(1) Excluding balconies and terraces

Reduced headroom

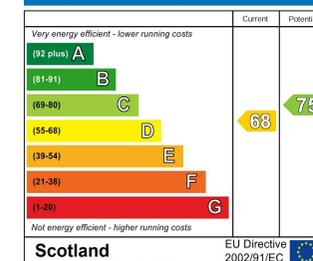
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

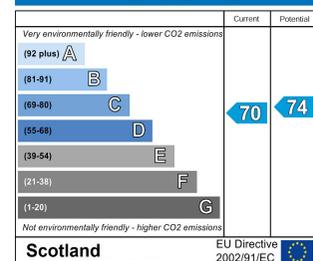
GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

