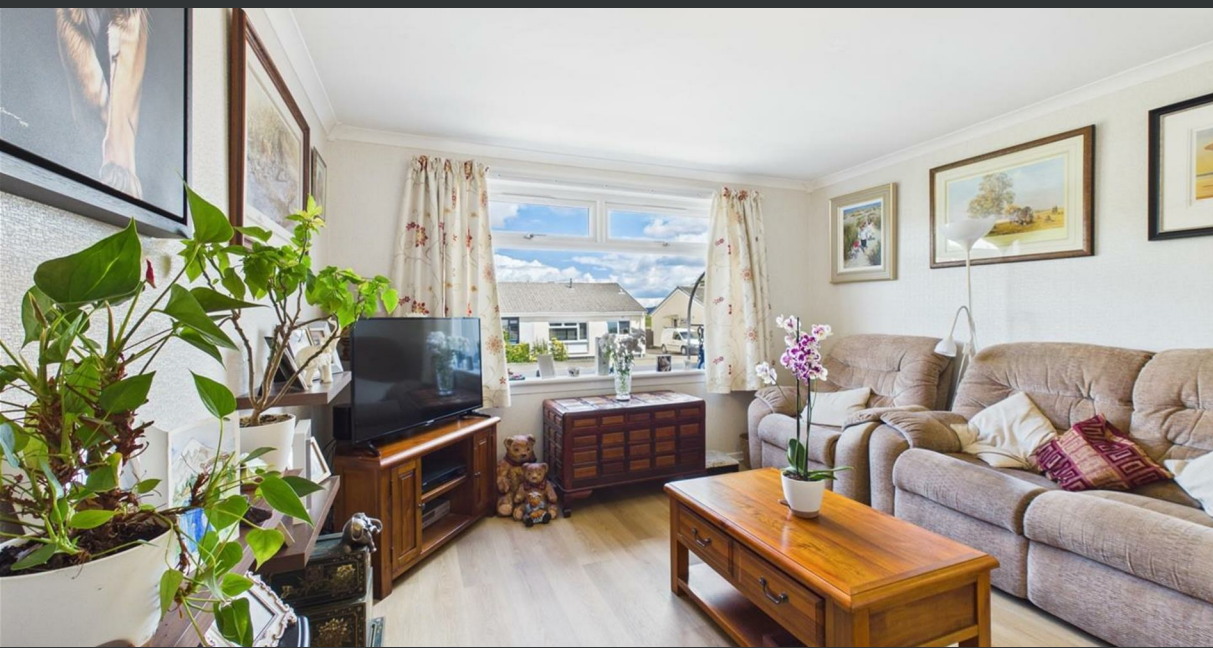




61 Muirend Gardens, Perth, PH1 1JR
Offers over £295,000

 4  2  1  A



61 Muirend Gardens Perth, PH1 1JR

Offers over £295,000

- Detached bungalow in sought-after location
- Gas central heating and double glazing
- Modern fitted kitchen
- Principal bedroom with garden access
- Useful garage
- Flexible four-bedroom layout
- Bright and spacious living room
- 2 shower rooms
- Landscaped private rear garden
- Extensive driveway and off-street parking

Situated within a sought-after residential area of Perth, 61 Muirend Gardens is a beautifully presented detached bungalow offering spacious, flexible accommodation all on one level.

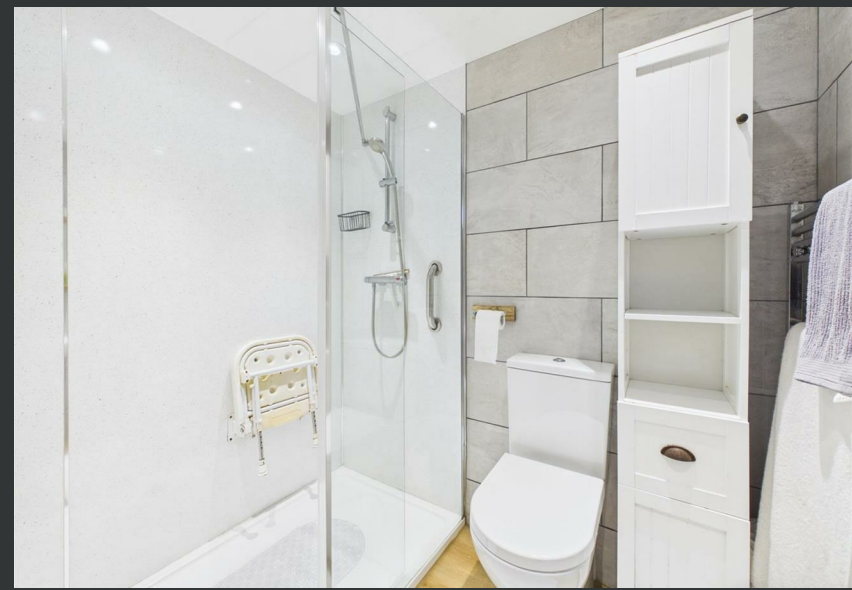
The property is entered via a welcoming vestibule leading into a central hallway. The bright and generously proportioned living room enjoys a large picture window overlooking the front garden, creating an attractive and comfortable space for everyday living. The modern fitted kitchen offers a good range of units and workspace, while a separate dining room provides an ideal setting for family meals and entertaining. The dining room could also be utilised as a fourth bedroom, home office or additional sitting room if required. There are three well-proportioned bedrooms, including a principal bedroom with fitted storage and French doors opening directly onto the rear garden. The property further benefits from two shower rooms, providing excellent practicality for family living and visiting guests. Externally, the property benefits from a substantial driveway providing ample off-street parking, leading to a garage. The enclosed rear garden is a particular highlight, featuring attractive landscaping, decked seating areas and a high degree of privacy, ideal for relaxing and outdoor entertaining. A fantastic home offering versatile accommodation, generous outdoor space and excellent convenience within a popular Perth location.

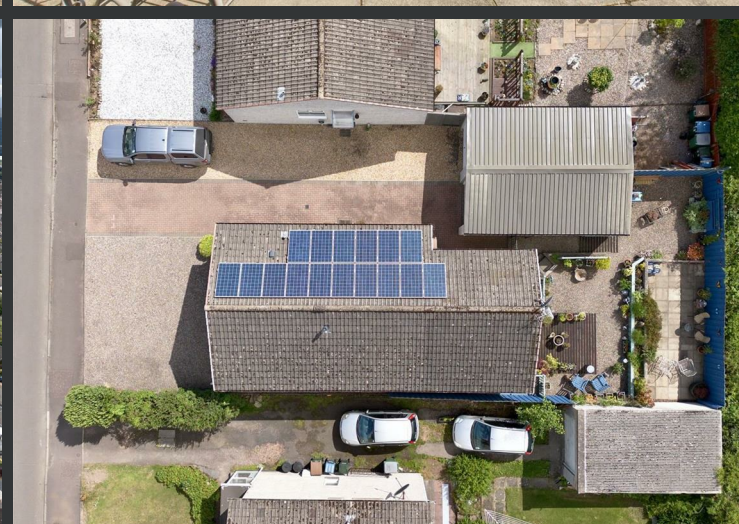


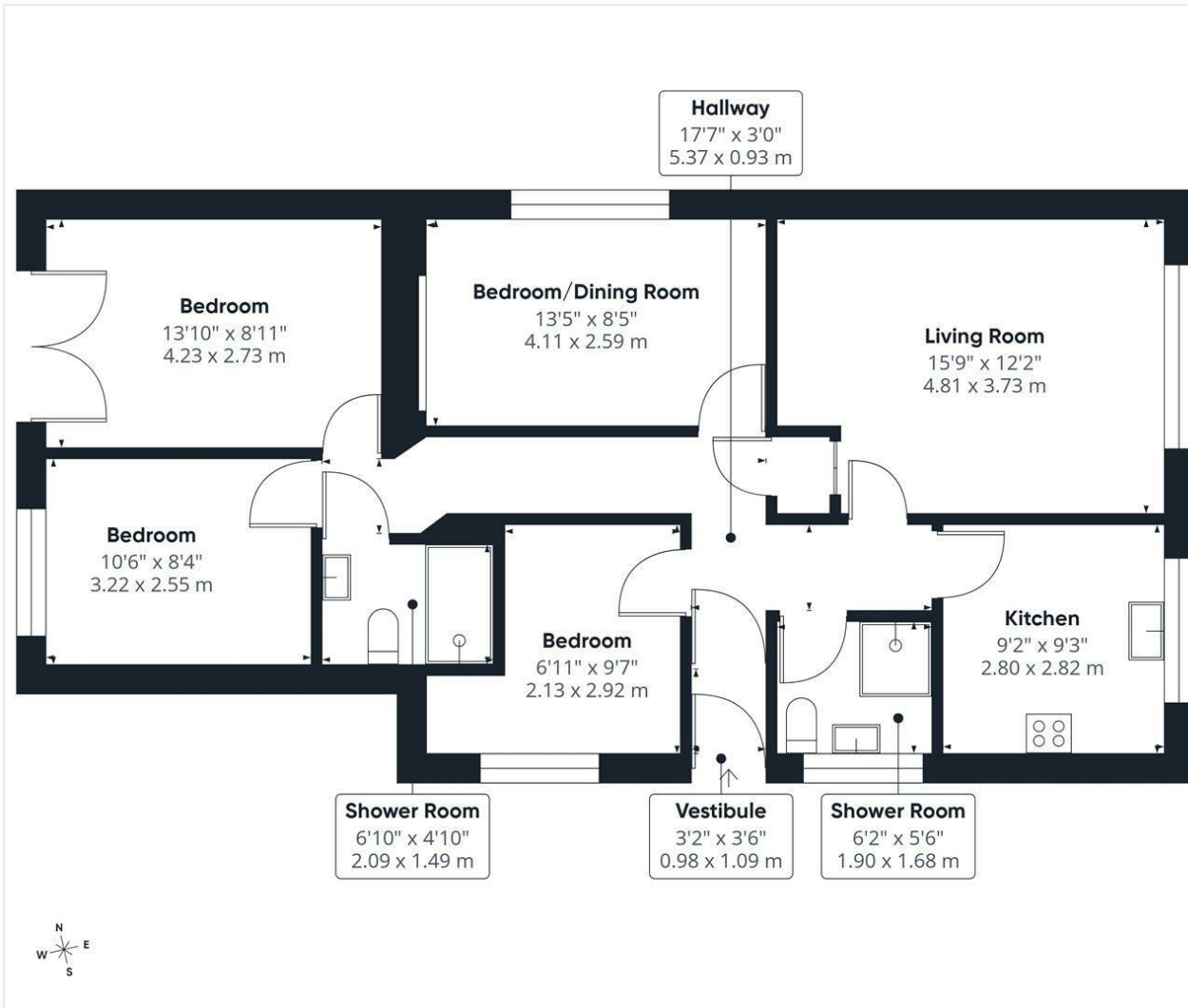


Location

Muirend Gardens is a popular and established residential area in Perth, offering a peaceful setting while remaining conveniently close to the city centre. Perth provides an excellent range of amenities including supermarkets, independent retailers, restaurants, cafés, leisure facilities and healthcare services. The area is well served by local schooling and public transport links, with easy access to the A9 for commuting north and south. Residents can also enjoy nearby parks, woodland walks and recreational facilities. Combining convenience with a desirable residential setting, Muirend Gardens remains a highly sought-after location for a wide range of buyers.





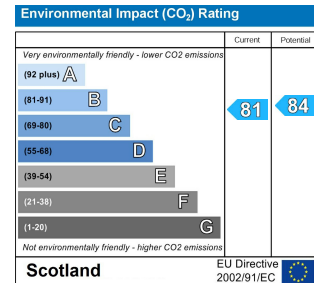
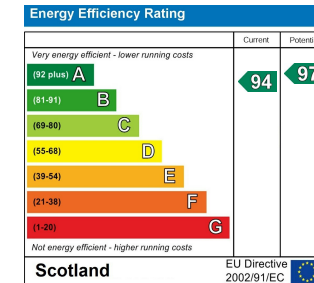
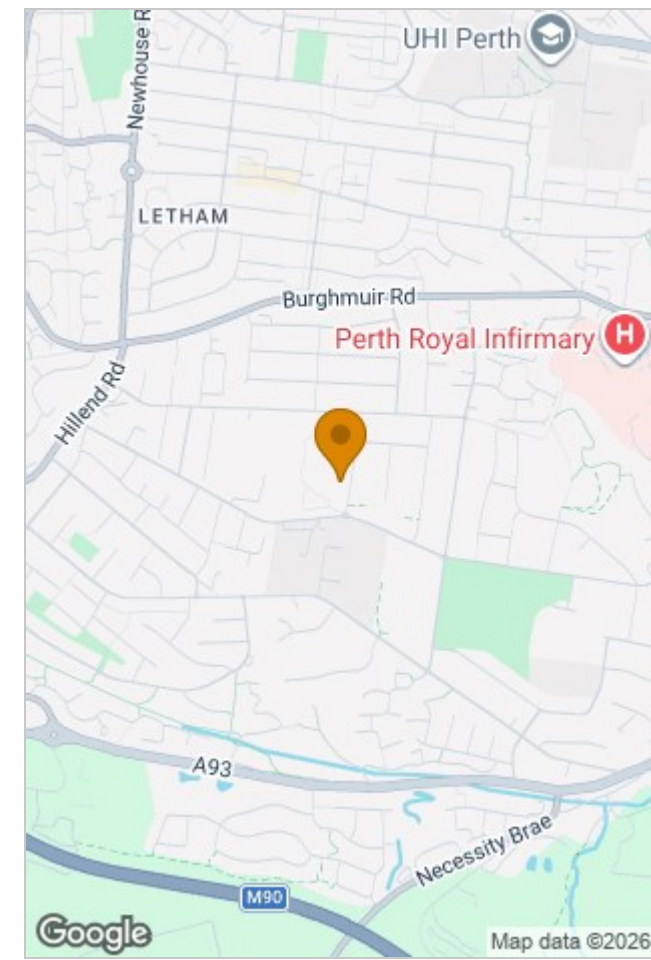


Approximate total area^m
863 ft²
80.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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.

