



11 Muirton Place, Perth, PH1 5DJ
Offers over £175,000



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- Large first floor flat
- Spacious living room
- Large attic room & WC
- Modern shower room
- Flexible accommodation
- Two double bedrooms
- Separate fitted kitchen
- Private entrance
- Useful storage room
- Private & shared rear gardens

11 Muirton Place is an attractive traditional first floor flat offering very generous accommodation across two levels, complemented by useful storage and garden space to the rear. The property combines appealing period proportions with a flexible layout, including two bedrooms and substantial attic accommodation.

From the ground-floor entrance, stairs rise to the main living level where a spacious landing connects the accommodation. The living room is particularly well proportioned, with a large window bringing in plenty of natural light alongside decorative cornicing and a fireplace creating an attractive focal point. The separate kitchen offers a good range of fitted units and worktop space, while the shower room is also located on this level. There are two bedrooms, both offering comfortable proportions, together with a useful separate storage room. A pull-down ladder leads to the upper level, significantly adding to the versatility of the home. Here, there is a large attic room, adjoining attic space and a WC, providing valuable additional accommodation that could suit a variety of uses. Outside, the property benefits from its own garden space to the rear, with established planting, a useful outbuilding/storage and access to a communal drying area.

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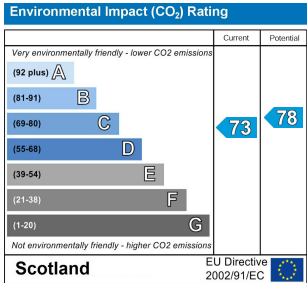
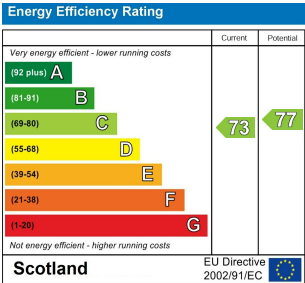
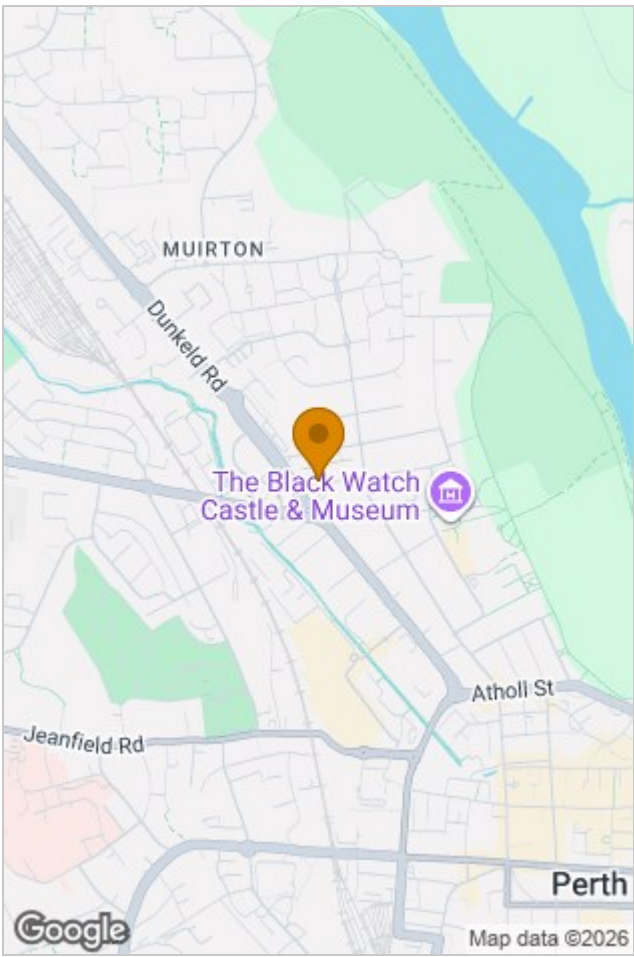
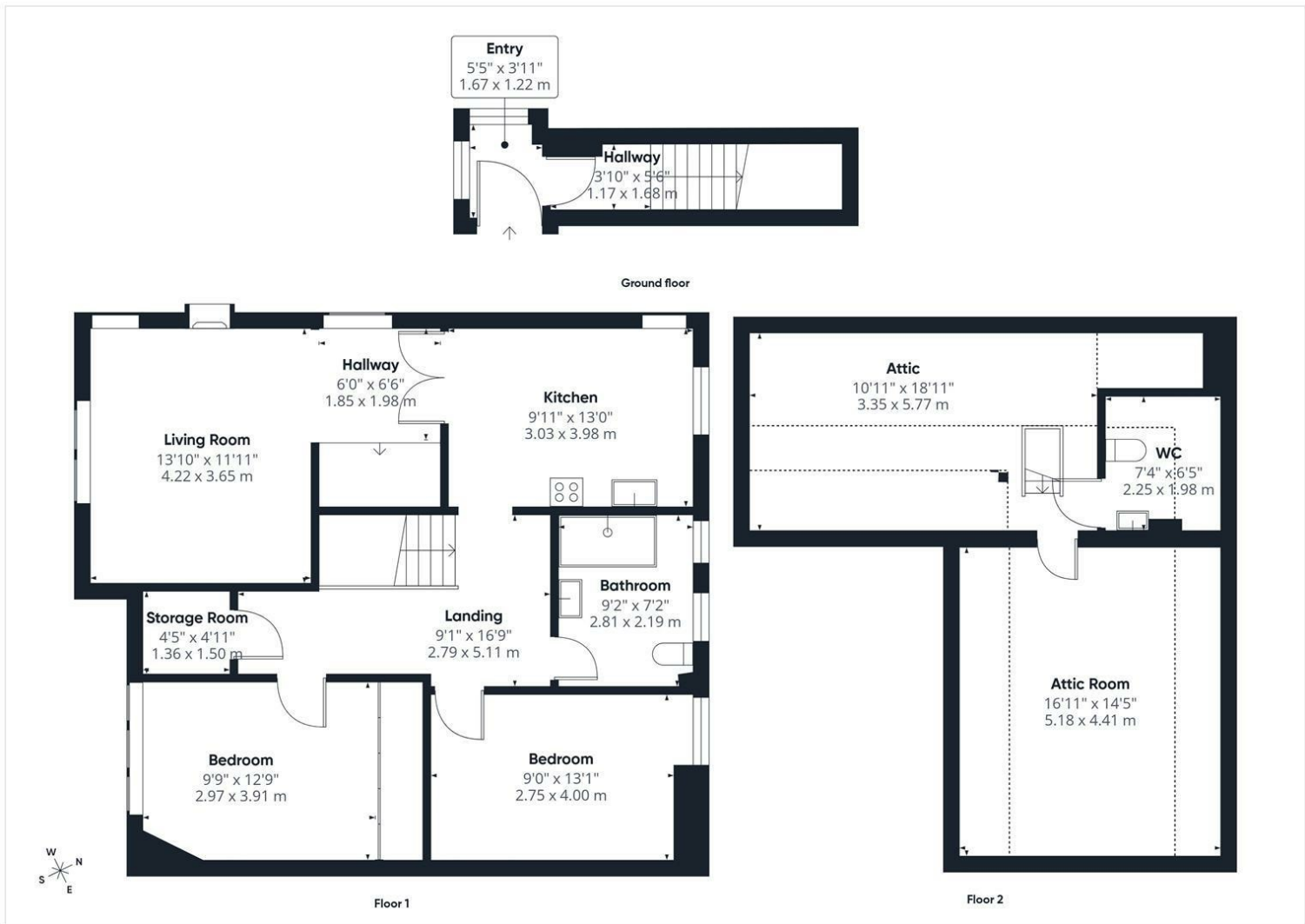


Location

Muirton Place enjoys a convenient position within the Muirton area of Perth, offering straightforward access to both everyday amenities and the wider city. Local shopping facilities are available within the Muirton and Balhousie area, while the neighbourhood also benefits from regular bus services connecting with Perth city centre and surrounding areas. The nearby North Inch provides a substantial area of open green space, while Perth city centre offers a wider selection of shops, cafés, restaurants and leisure facilities. Road connections towards the A9 and wider motorway network are also readily accessible, making the location practical for travel throughout Perthshire and beyond.







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.

