



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

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- 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 home has the added advantage of 16 solar panels which has proved to pay for itself and dramatically reduced electricity bills for the current owners.

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 the property's highly versatile fourth room provides exceptional flexibility to suit a variety of lifestyles. There are three well-proportioned double bedrooms, including a principal bedroom with fitted storage and French doors opening directly onto the rear garden. The biggest is currently utilised as a dining room, this adaptable space could equally serve as an additional sitting room. The forth single bedroom is currently used as a home office, making it ideal for growing families, those working from home or anyone seeking flexible living accommodation. 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 off-street parking for approximately two to four vehicles, leading to a garage. The enclosed rear garden is a particular highlight, featuring attractive landscaping, decked seating areas and a high degree of privacy, creating the perfect setting for relaxing or outdoor entertaining. Ideally positioned for families, the property is within easy reach of Oakbank Primary School, Perth High School and Perth Academy, while also benefiting from convenient access to local amenities, transport links and the city centre. A fantastic home offering versatile accommodation,

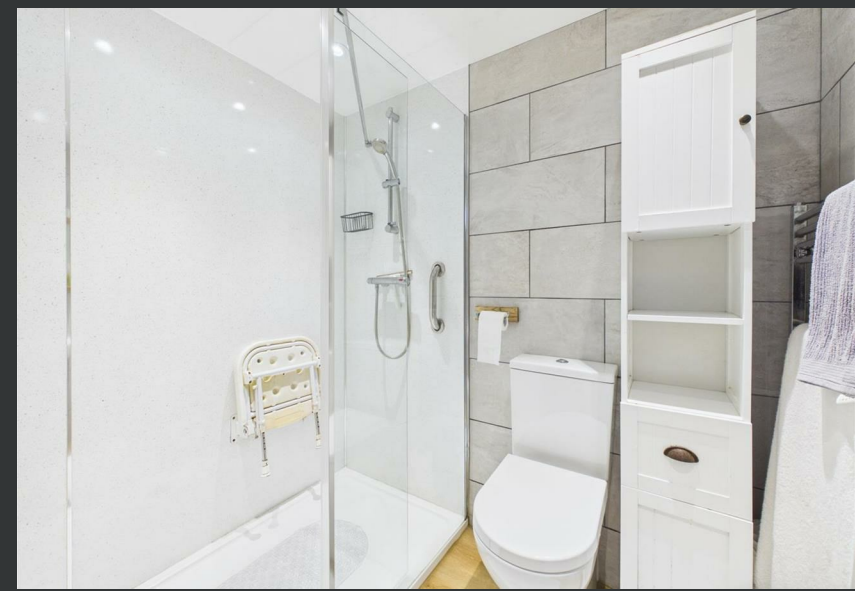
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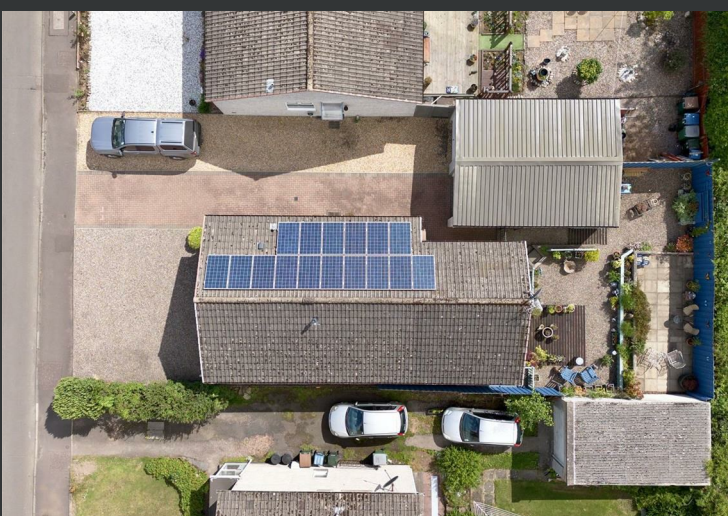


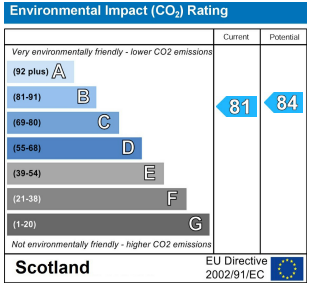
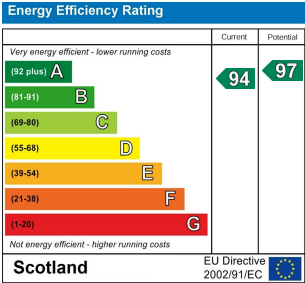
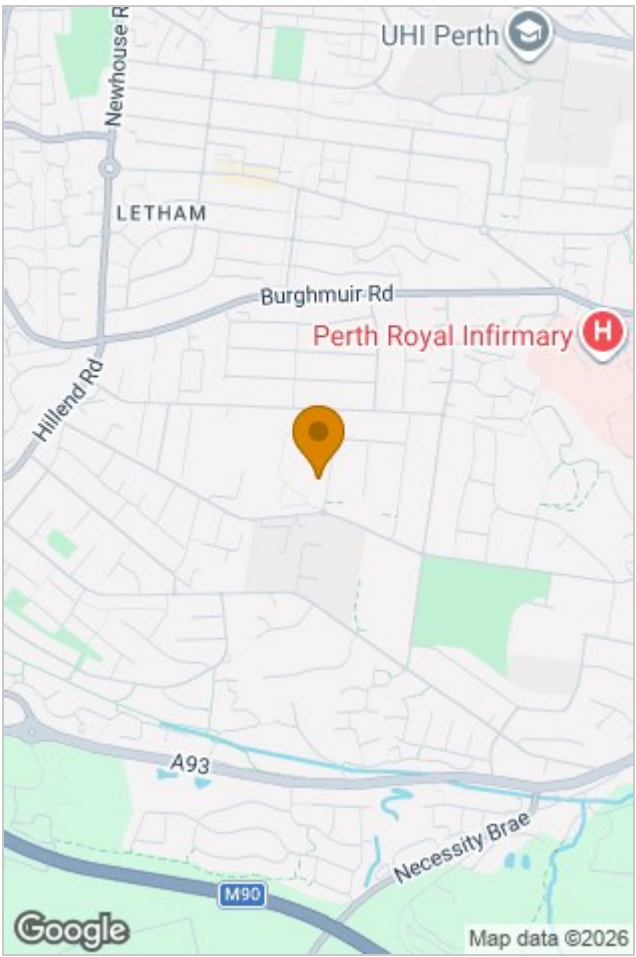


Location

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.







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.