



4 Muir Bank, Perth, PH2 6SZ  
Offers over £295,000



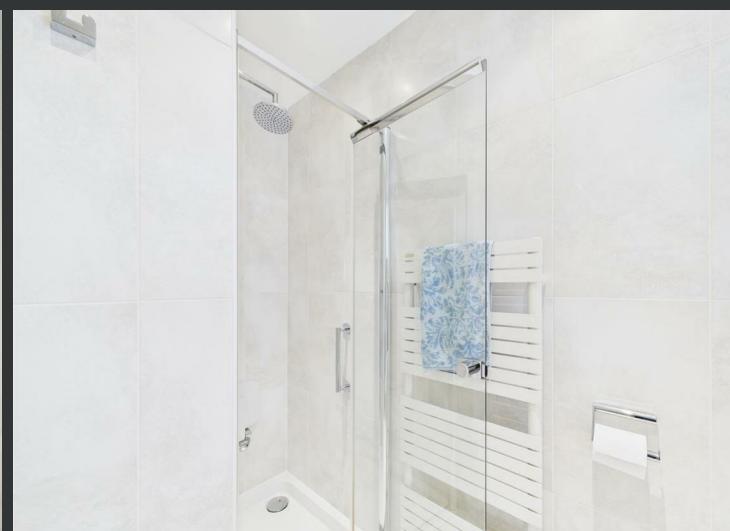


- Detached bungalow in quiet cul-de-sac
- Bright sunroom overlooking the rear garden
- Useful utility room with external access
- Gas central heating and double glazing
- Private driveway and single garage
- Spacious living room and separate dining room
- Well-proportioned fitted kitchen
- Three bedrooms 1 en-suite
- Family bathroom plus separate WC
- Enclosed, low-maintenance garden grounds

4 Muir Bank is a well-presented and generously proportioned detached bungalow, set within a quiet and sought-after residential area of Scone. Offering generous accommodation all on one level, the property is ideal for a range of buyers including families, downsizers, or those seeking a comfortable long-term home on the level.

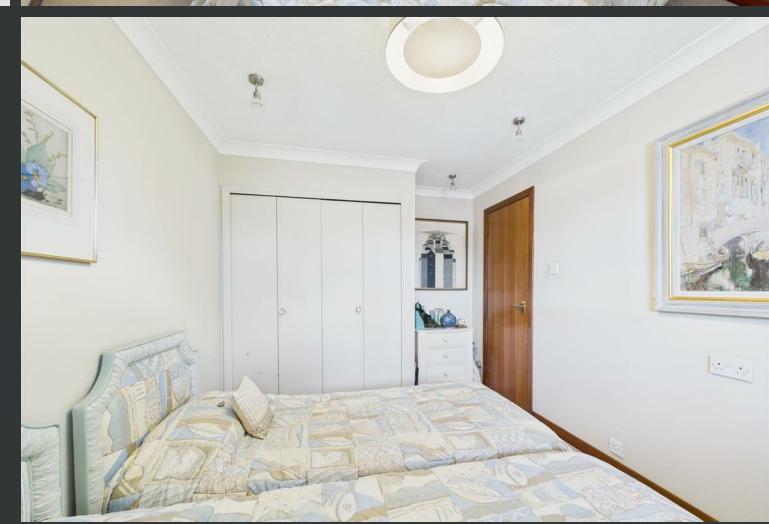
The welcoming entrance vestibule leads into a central hallway which provides access to all principal rooms. The spacious living room enjoys excellent natural light and offers a comfortable setting for everyday living. Adjacent to this is a separate dining room, ideal for entertaining, with direct access through to a bright and inviting sunroom which overlooks the rear garden and provides a relaxing space to enjoy the outlook year-round. The kitchen is well proportioned and fitted with ample storage and worktop space, with a door leading to a useful utility room offering further storage and external access. There are two generous double bedrooms, both benefiting from built-in storage, along with a further room currently used as a home office which could also serve as a third bedroom if required. The accommodation is completed by a family bathroom and an additional WC. Externally, the property sits within well-maintained garden grounds, with a paved patio area to the rear providing an ideal spot for outdoor seating. A private driveway leads to a single garage, offering secure parking and additional storage. This attractive bungalow combines space, versatility, and a peaceful setting close to local amenities.





## Location

Muir Bank is situated within the desirable village of Scone, just a short distance from Perth city centre. Scone offers a wide range of local amenities including shops, cafés, primary schooling, and medical facilities, all within easy reach. The area is well served by public transport and provides convenient access to major road links, making commuting straightforward. Surrounded by scenic countryside and close to the River Tay, Scone also offers excellent opportunities for walking, cycling, and outdoor recreation. This popular location combines village charm with easy access to the wider Perthshire area.





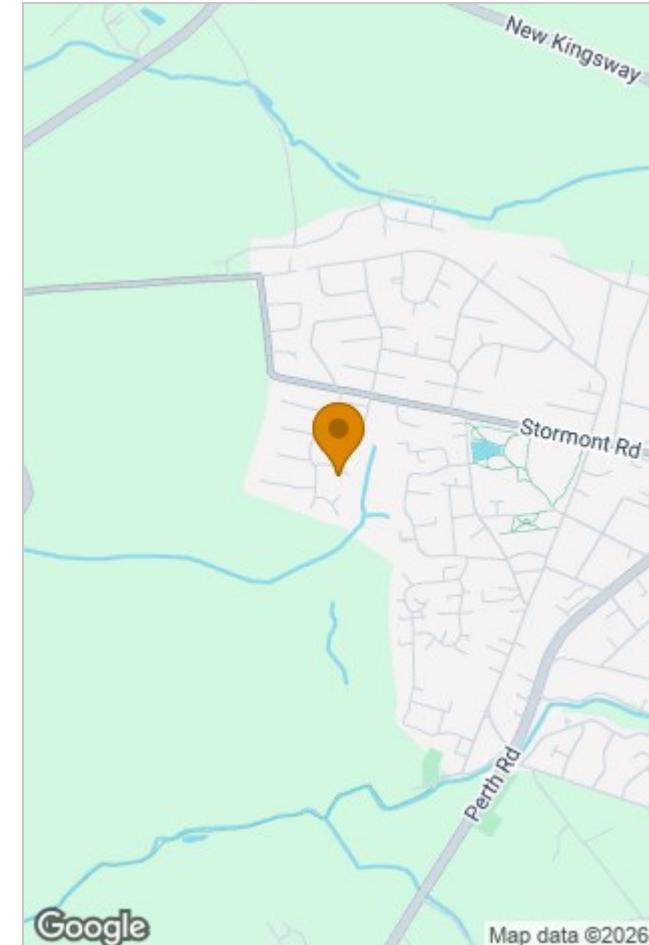


Approximate total area<sup>(1)</sup>  
1400 ft<sup>2</sup>  
130.3 m<sup>2</sup>

(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



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

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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
Scotland			

## 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.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX

T. 01738 260 035 | [hello@wearepossible.co.uk](mailto:hello@wearepossible.co.uk)

[wearepossible.co.uk](http://wearepossible.co.uk)

