Premier Properties
Perth



22 Muirend Gardens, Perth, PH1 1JP

Offers Over £199,995

2 1 1 F

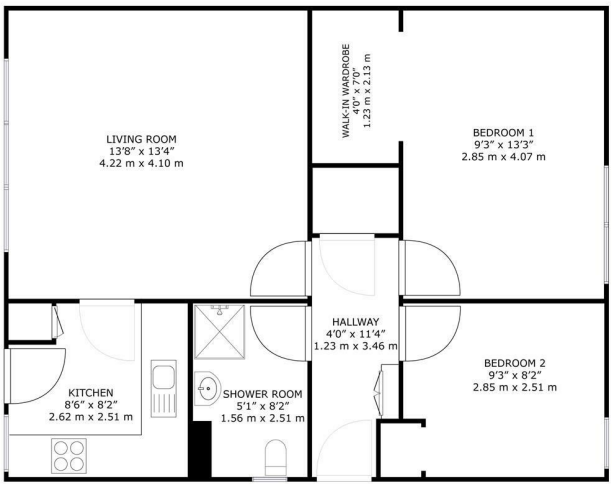
Upon entering, you are welcomed by a bright and inviting entrance hall that leads to a spacious lounge, perfect for relaxation. The kitchen is thoughtfully designed, providing a functional space. The bathroom is conveniently located, serving both bedrooms and ensuring ease of access.

The bungalow benefits from new electric panel heaters and the windows are double glazed throughout.

Externally, the property boasts off-street parking via a driveway that leads to a single detached garage, providing ample space for vehicles or additional storage. The garden grounds at both the front and rear of the property offer a delightful outdoor space. The rear garden is fully enclosed, and is designed for easy maintenance, allowing you to enjoy your outdoor space without the burden of extensive upkeep.

There are a number of local amenities within walking distance including a local convenience store with post office within, primary and secondary schools and regular bus route. Nearby road links give easy access to and from the City Centre with the nearby Broxden Roundabout providing access to destinations across the country.

- 2 bedrooms
- Fully renovated
- Modern kitchen
- New electric panel heaters
- Double glazed windows
- Off-street parking
- Detached single garage
- Enclosed rear garden
- Sought-after Oakbank area
- Viewing recommended

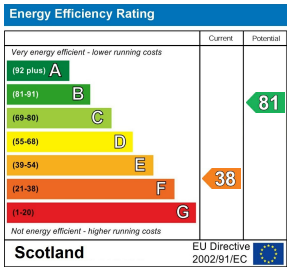


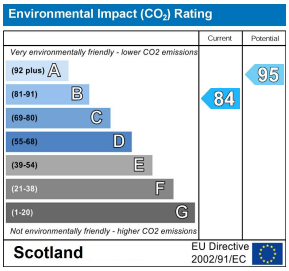
22, Muirend Gardens, Perth, PH1 1JP

GROSS INTERNAL AREA
TOTAL: 646 sq.ft, 60.0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.















These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

45 King Street, Perth, PH2 8JB
T. 01738 44 22 55 | **E.** sales@premierpropertiesperth.co.uk
www.premierpropertiesperth.co.uk