



25 Muirton Place, Perth, PH1 5DJ Offers Over £178,000



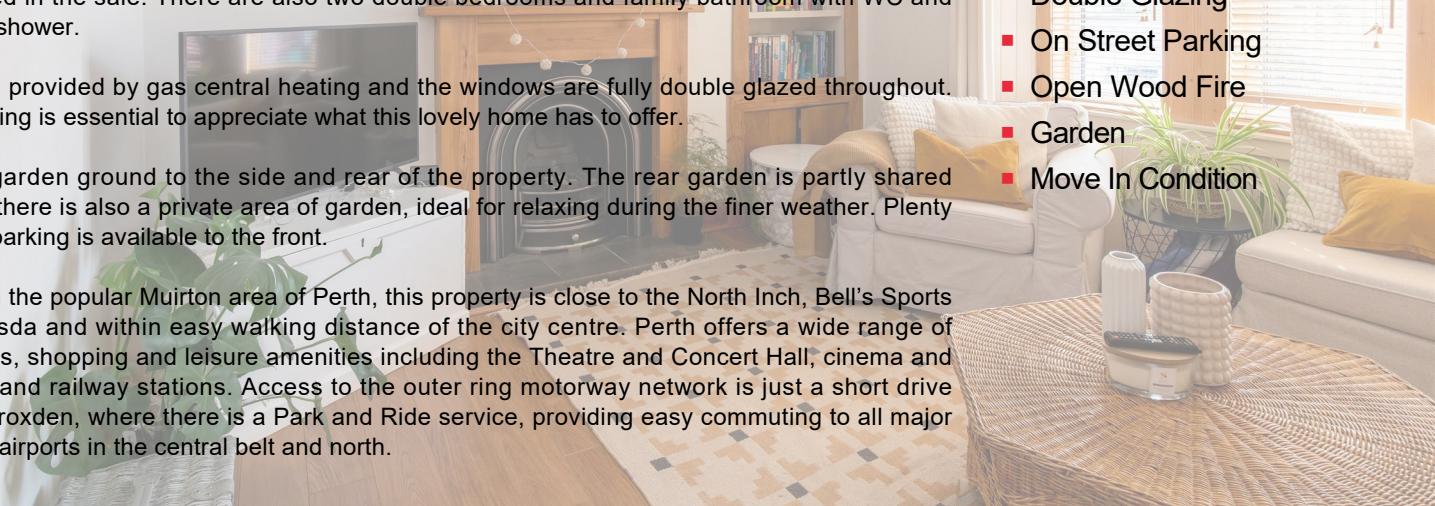
Benefitting from its own entry door & complete with high ceilings, this beautifully presented home features good storage and spacious accommodation throughout, comprising: Entrance porch and welcoming stairway leading to the first floor. The generous hallway with attractive skylight provides plenty of natural light and access to all rooms. The bright lounge with bay window and decorative fireplace is the perfect space to relax. There is a fully fitted, modern kitchen/dining room offering the perfect family area complete with open wood fire. The fridge & washing machine will be included in the sale. There are also two double bedrooms and family bathroom with WC and over bath shower.

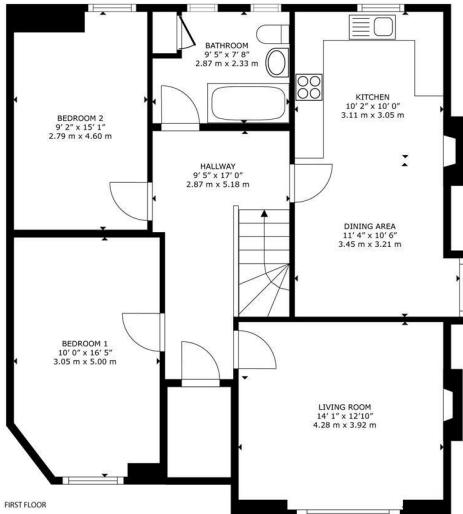
Warmth is provided by gas central heating and the windows are fully double glazed throughout. Early viewing is essential to appreciate what this lovely home has to offer.

There is garden ground to the side and rear of the property. The rear garden is partly shared however, there is also a private area of garden, ideal for relaxing during the finer weather. Plenty of on street parking is available to the front.

Located in the popular Muirton area of Perth, this property is close to the North Inch, Bell's Sports Centre, Asda and within easy walking distance of the city centre. Perth offers a wide range of businesses, shopping and leisure amenities including the Theatre and Concert Hall, cinema and main bus and railway stations. Access to the outer ring motorway network is just a short drive away at Broxden, where there is a Park and Ride service, providing easy commuting to all major cities and airports in the central belt and north.

- Two Bedrooms
- Gas Central Heating
- Close To All Local Amenities
- Double Glazing
- On Street Parking
- Open Wood Fire
- Garden
- Move In Condition





25 Muirton Place, Perth PH1 5DJ

GROSS INTERNAL AREA
GROUND FLOOR 6.2 m² (66 sq.ft.) FIRST FLOOR 80.3 m² (864 sq.ft.)
TOTAL : 86.5 m² (932 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(F2 plus) A	
(B1-B1) B	76
(B9-B9) C	64
(55-64) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(F2 plus) A	
(B1-B1) B	75
(B9-B9) C	
(55-64) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Scotland	EU Directive 2002/91/EC



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.

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