



69 Muirton Place, Perth, PH1 5DL  
Offers over £149,950

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## 69 Muirton Place Perth, PH1 5DL

- Generous ground floor flat
- Own private entrance
- Dining room
- Double glazing
- Shared drying greer
- 2 double bedrooms
- Spacious lounge
- Gas central heating
- Privately owned rear garden
- Close to North Inch parklands

This characterful 2 bedroom 2 reception room ground floor flat offers spacious accommodation throughout and is within walking distance of the city centre and picturesque North Inch parklands. Benefitting from its own private back and front doors, the property would suit a range of different purchasers including first-time buyers, professional couples and also those looking to downsize to a property on the level. It also features gas central heating, double glazing, lovely high ceilings, a shared drying green and its own private area of garden too.

The accommodation consists of an entrance vestibule, central hallway, a generous lounge with bay window, two double bedrooms, a shower room, dining room and kitchen. To the front of the property there is an area of stone chips and flowerbeds. To the rear there is a drying green shared only with the neighbouring property above and a privately owned area of garden featuring a timber shed, slabbed patio and lawn. There is also a privately owned external store.

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## Location

The proximity to the picturesque North Inch parklands and the city centre means it is ideal for those who prefer to get around on foot and there is also easy access to road links giving access to various destinations across the country. There is also a local tennis court and the popular Bells Sports Centre providing a range of activities. Within the city centre there is a wide selection of shops, cafes, restaurants and leisure activities plus Perth's railway and bus stations.







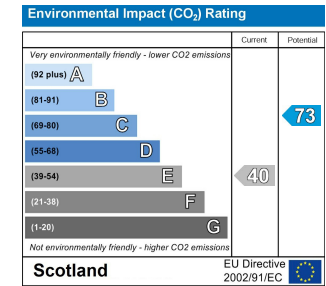
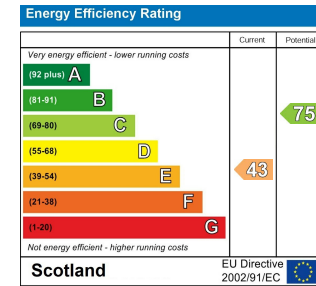
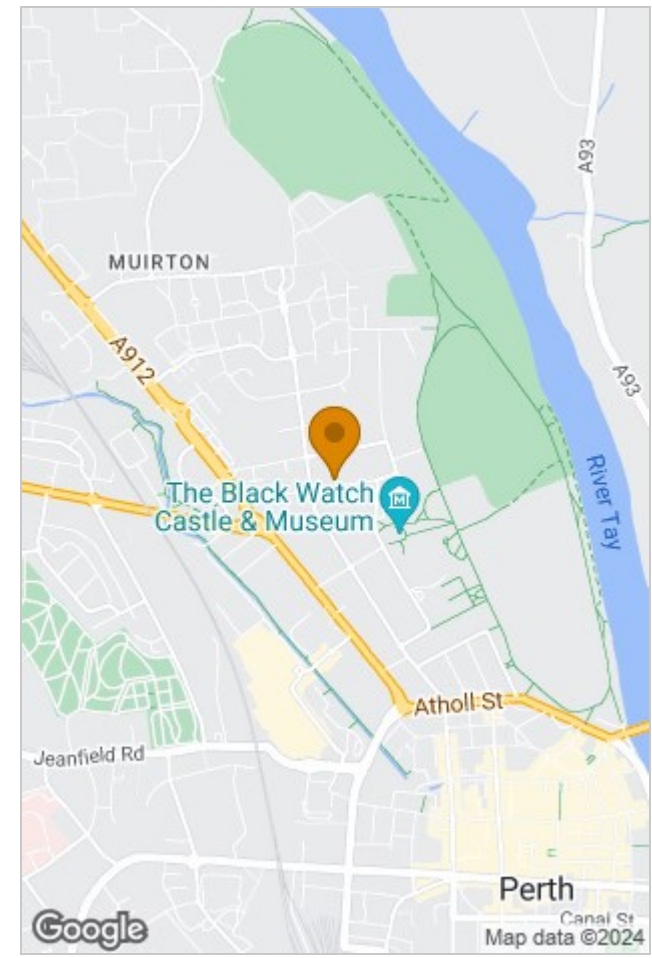


Approximate total area<sup>(1)</sup>  
979.3 ft<sup>2</sup>  
90.98 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### 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.

