



63 Muirend Gardens, Perth, PH1 1JR  
Offers over £195,000









## 63 Muirend Gardens Perth, PH1 1JR

- Semi-detached bungalow
- Presented in excellent order
- Double glazing
- Very private rear garden
- Garage
- 3 bedrooms
- Gas central heating
- Sought-after location
- Off-street parking
- No onward chain

Located within the highly sought-after Oakbank area of Perth, this attractive 3 bedroom semi-detached bungalow is presented in excellent order throughout. Tastefully decorated in light and neutral tones, this attractive home features a garage, off-street parking, a notably private rear garden and since 2018 has benefitted from a replacement bathroom suite and kitchen, new gas fired central heating, double glazed windows and an EV charging point.

The accommodation consists of an entrance hallway with storage cupboard and loft access hatch, bright living room, kitchen, bathroom and three bedrooms. To the front of the property there is an area of stone chips with planted borders and a long driveway leading to the garage. The garden to the rear is very private and has been landscaped for ease of maintenance. It features some decorative planting, slabbed patio, artificial lawn and stone chips.

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## Location

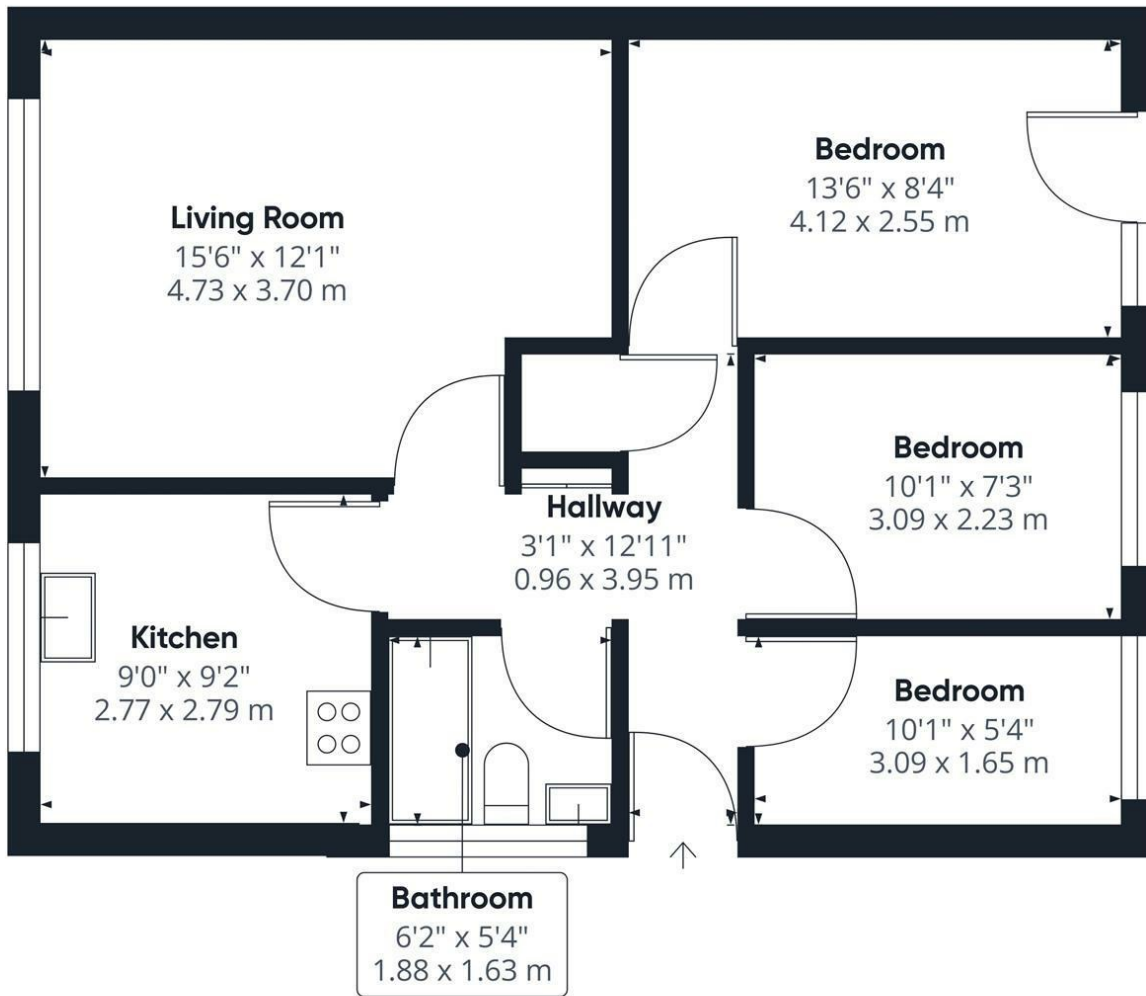
The property is conveniently located within the sought-after Oakbank area of Perth and within walking distance of local shops, primary schools and secondary schools. There is also a regular bus service nearby as well as road links into the city centre and out to the Broxden roundabout and dual-carriageway.









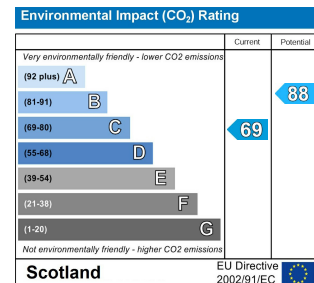
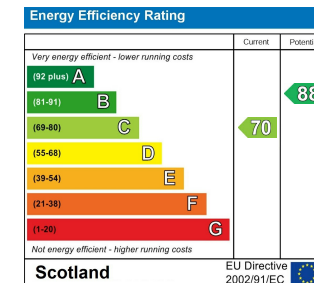
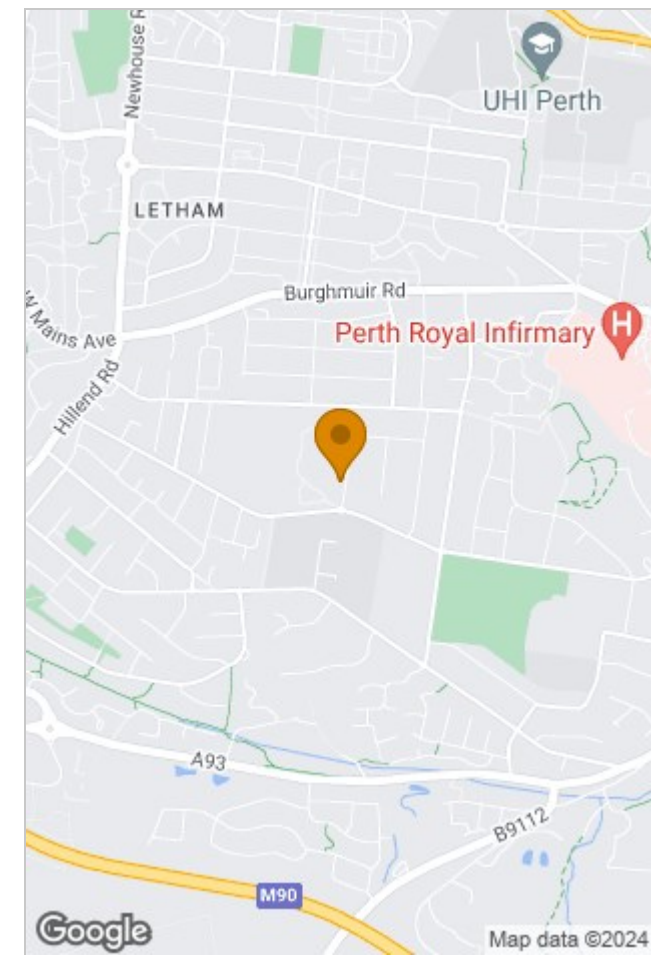


Approximate total area<sup>(1)</sup>  
616.24 ft<sup>2</sup>  
57.25 m<sup>2</sup>

(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.

