



11 Muirend Gardens, Perth, PH1 1JN  
Offers over £215,000

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# 11 Muirend Gardens Perth, PH1 1JN

- Detached bungalow
- Spacious living room
- Gas central heating
- Plenty of off-street parking
- Sought-after area
- 2 double bedrooms
- Modern kitchen
- Double glazing
- Very private rear garden
- Move-in condition

A well-proportioned 2 bedroom detached bungalow located within the sought-after Oakbank area of Perth and presented in move-in condition. This attractive home enjoys a peaceful and convenient position within the street and is within easy reach of various local amenities and schooling. It also features gas central heating, double glazing, off-street parking, a garage and a very private rear garden.

The accommodation consists of an entrance porch, spacious living room, modern kitchen, central hallway with useful storage cupboard and loft access hatch, a bathroom and two double bedrooms. To the front of the property there is an area of stone chips and a driveway providing off-street parking and leading to the garage. The garden to the rear is very private and features an area of lawn with planted borders and slabbed patio. There is also a handy external store located to the rear of the garage which is equipped with power and lighting.

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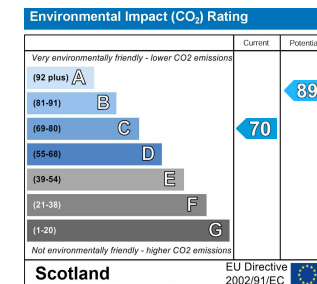
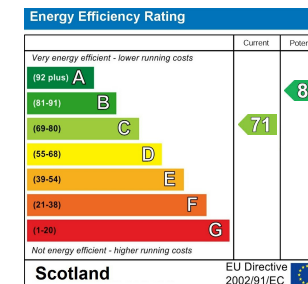
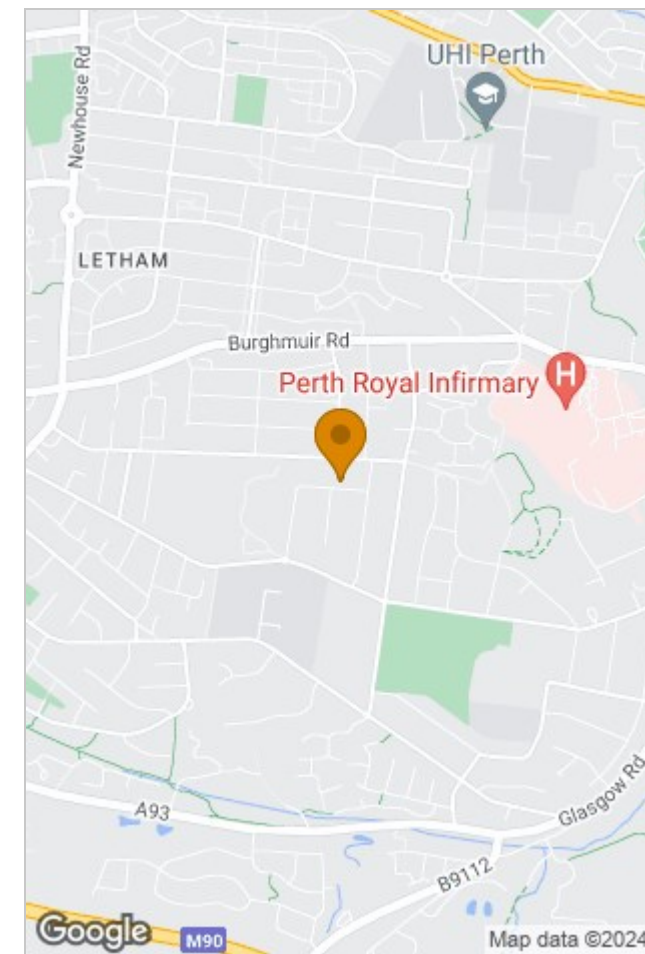
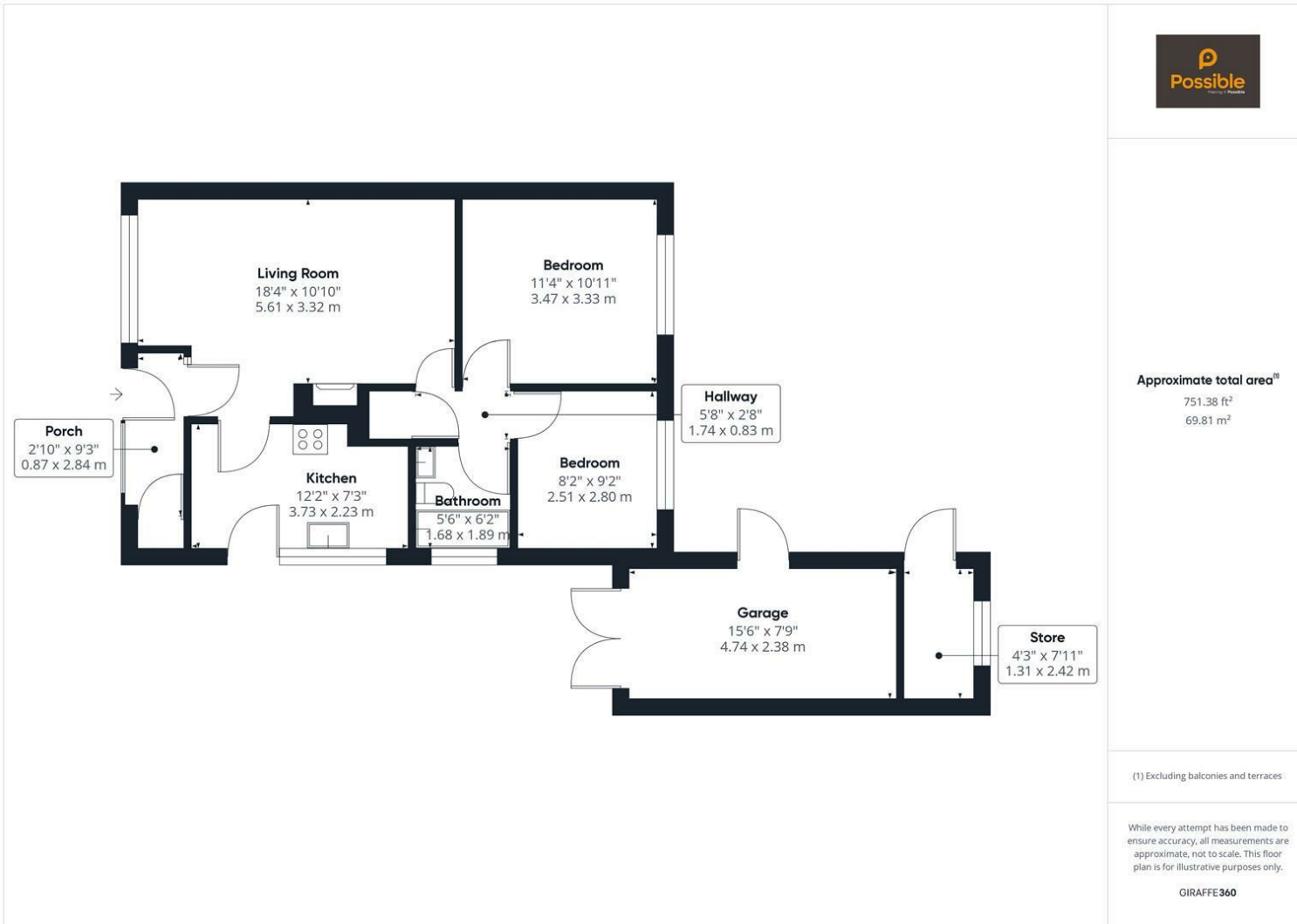


## Location

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.







## 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.