



20 Muirend Road, Perth, PH1 1JS  
Offers over £350,000

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## 20 Muirend Road Perth, PH1 1JS

- Notably spacious detached villa
- Large living room
- Spacious sun room
- Off-street parking & garage
- Highly sought-after street
- 4 bedrooms 1 en-suite
- Dining kitchen
- Generous garden grounds
- Excellent storage space
- Gas central heating & double glazing

Welcome to 20 Muirend Road, a superb detached, family home located within one of Perth's most desirable residential areas. This eye-catching property boasts two spacious reception rooms and a dining kitchen, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, two bathrooms and a handy downstairs WC, there is ample space for everyone in the household.

Situated on a highly sought-after street, the property offers generously proportioned rooms, providing a comfortable and airy living environment. The property's excellent storage space ensures that you can keep your belongings neatly organised. One of the highlights of this house is its large, south-facing garden to the rear, offering a notably private outdoor space where you can enjoy the fresh air and enjoy the beautifully landscaped garden. The proximity to schools within walking distance makes it an ideal location for families with children.

Offers over £350,000







## Location

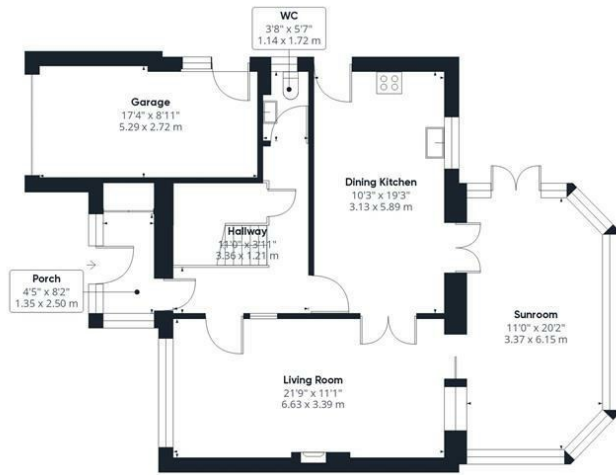
The property is conveniently located within the sought-after Oakbank area of Perth and within walking distance of local shops, post office, primary schools and secondary schools. There is also a regular bus service nearby as well as road links into the city centre and out to the Broxden roundabout and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











Ground floor



Floor 1

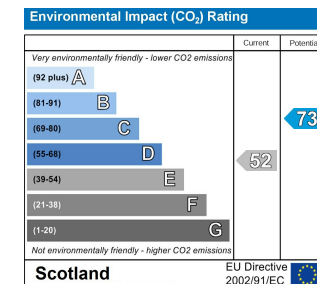
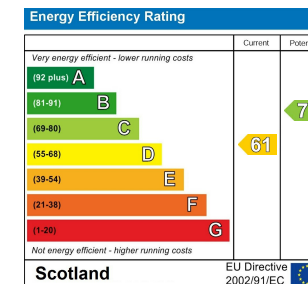
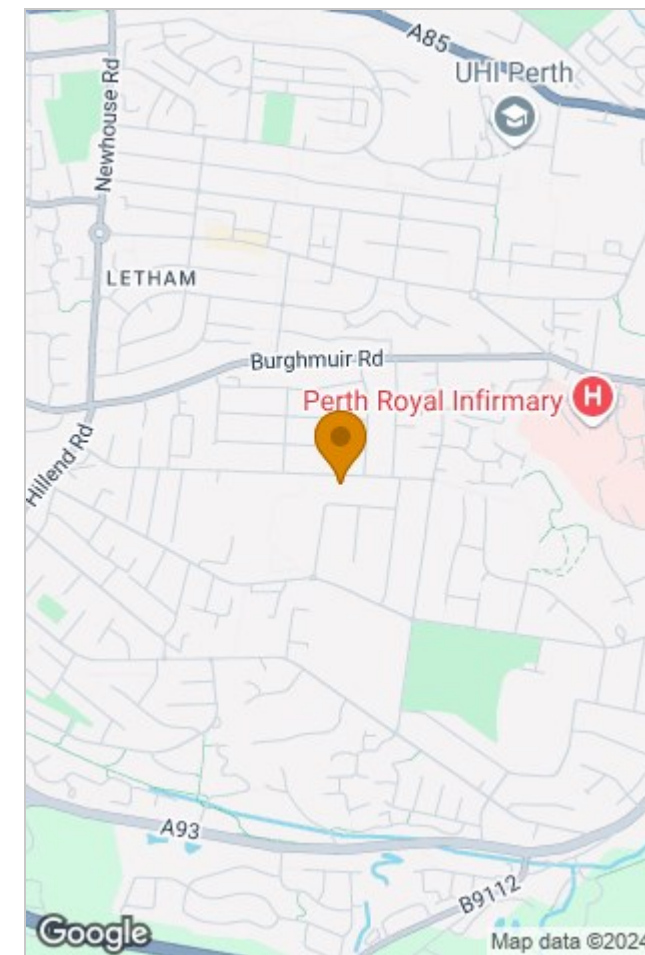


Approximate total area<sup>®</sup>  
1608.13 ft<sup>2</sup>  
149.4 m<sup>2</sup>

(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.  
Calculations are based on RICS IPMS 3C standard.

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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.

