



31 Muirmont Crescent, Bridge Of Earn, PH2 9RG
Offers over £189,000

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31 Muirmont Crescent Bridge Of Earn, PH2 9RG

- End-terrace villa
- Spacious living room
- Double glazing
- Very private rear garden
- Easy access to travel links
- Three bedrooms
- Gas central heating
- Off-street parking & garage
- Sought-after village

**** CLOSING DATE SET - 27TH SEPTEMBER AT 12NOON **** Welcome to this generous end-terrace home located in the sought-after village of Bridge Of Earn. This spacious property boasts three bedrooms, ideal for a growing family or those in need of extra space. The generous accommodation offers ample room for comfortable living and also benefits from gas central heating and double glazing.

One of the standout features of this property is the very private rear garden, perfect for relaxing or entertaining guests in a tranquil setting. Additionally, the plentiful off-street parking for up to 3/4 vehicles ensures convenience for you and your visitors. Situated in a sought-after village location, you'll enjoy easy access to travel links and amenities, making daily life a breeze. Whether you're commuting to work or exploring the local area, this property's location offers the best of both worlds.

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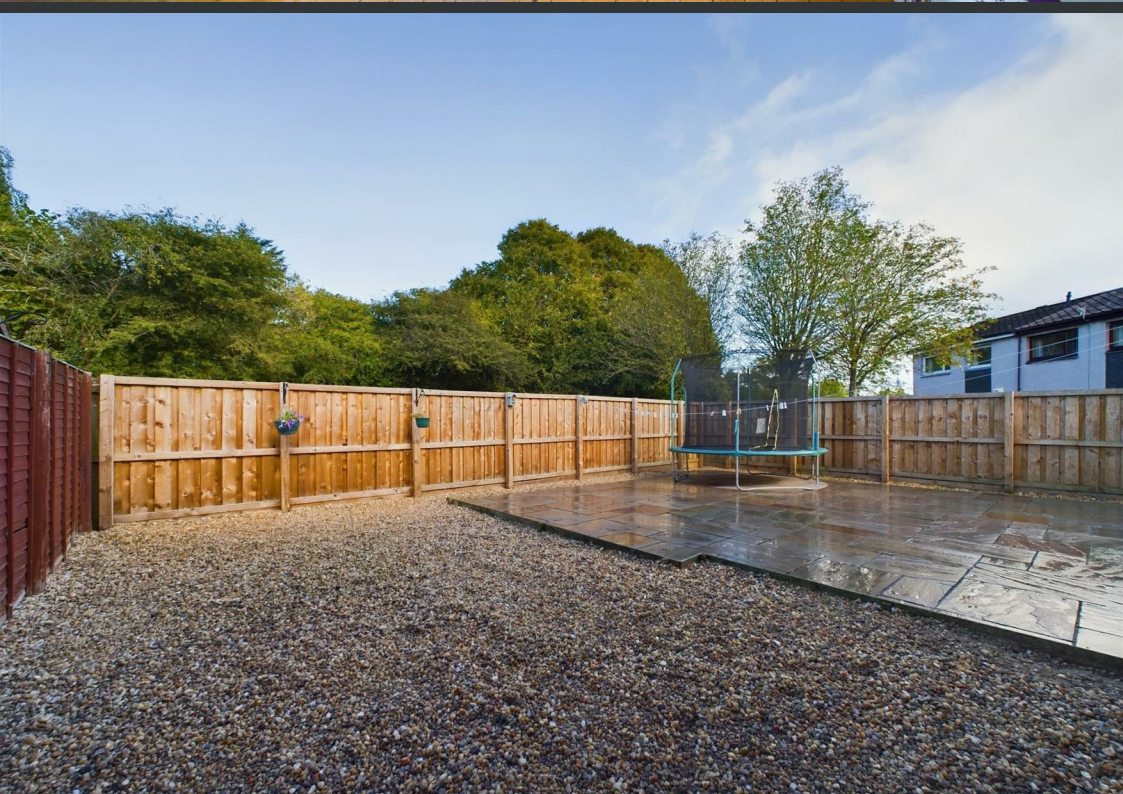


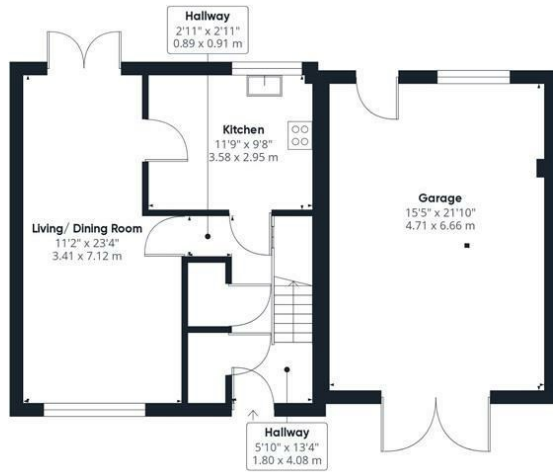


Location

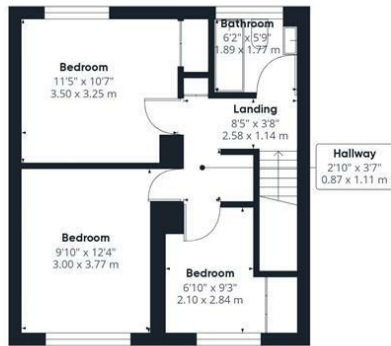
The location offers a great degree of convenience and is within easy reach of the various local amenities within the village, including a highly regarded primary school, local supermarket, village inns/restaurants, regular bus service and many pleasant country walks. Access onto the M90 motorway can also be found close by, making it ideal for those who commute and require easy access to Perth, Edinburgh, Kinross and other destinations across the country.







Ground floor



Floor 1



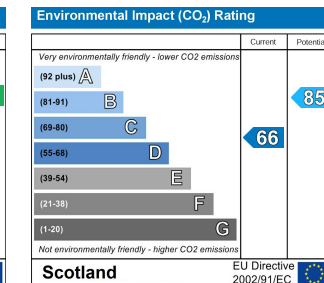
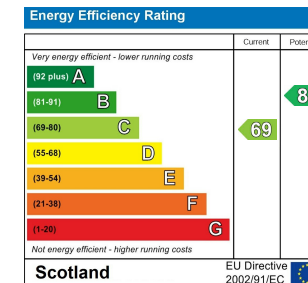
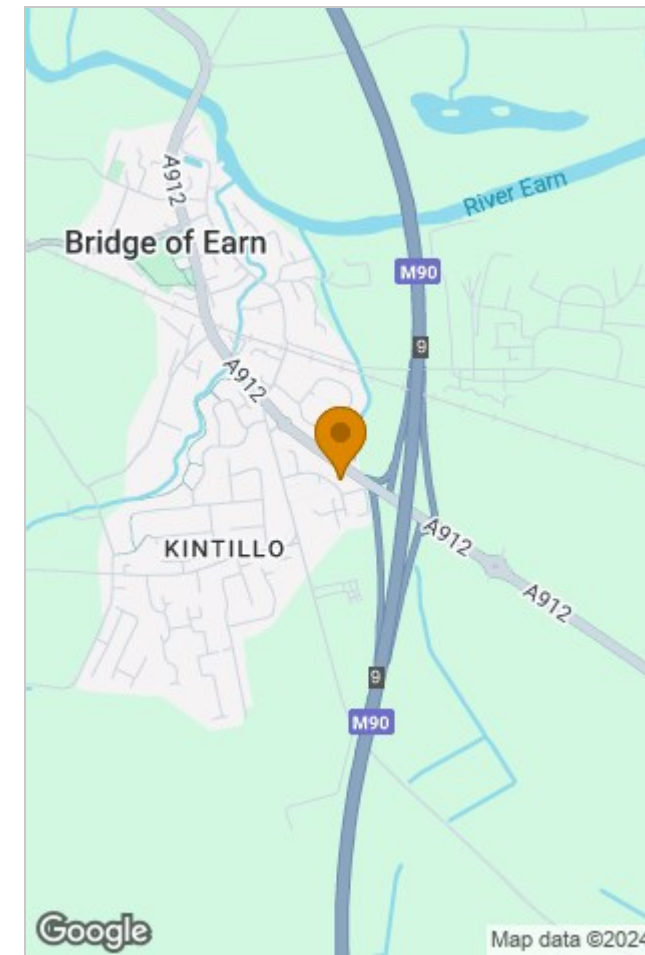
Approximate total area[®]
1217.51 ft²
113.11 m²

(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.