



18 Muirend Avenue, Perth, PH1 1JL
Offers over £325,000

 4  2  1  C



18 Muirend Avenue Perth, PH1 1JL

- Spacious detached bungalow in Perth
- Bright living room with large picture window
- Modern kitchen with garden access
- Landscaped rear garden with patio and lawn
- Detached garage and private driveway
- Four bedrooms, including master with ensuite
- Separate dining room for entertaining
- Family bathroom and master ensuite
- EV Charging point
- Gas central heating and double glazing

Nestled in a sought-after Perth location, this spacious detached bungalow offers flexible living and modern convenience. Boasting four well-proportioned bedrooms, including a master with ensuite, the home is perfect for growing families or those seeking single-level living.

The large, bright living room features a large picture window, creating a welcoming ambiance, while the separate dining room is ideal for entertaining. The kitchen provides ample storage and workspace, with direct access to the beautifully maintained rear garden. The family bathroom is well-appointed, complemented by the master ensuite. The additional bedrooms offer versatile options for guest rooms, a home office, or hobbies. The rear garden is thoughtfully landscaped with a patio, lawn, and covered seating area, ideal for outdoor relaxation or entertaining. To the front, a low-maintenance garden enhances the home's curb appeal, and a private driveway leads to a detached garage, providing excellent parking and also an EV charging point. Located in a quiet residential area, the property benefits from proximity to Perth city centre, with its vibrant shops, restaurants, and excellent schools. With easy access to major road and rail networks, this home combines tranquil living with superb connectivity.

Offers over £325,000



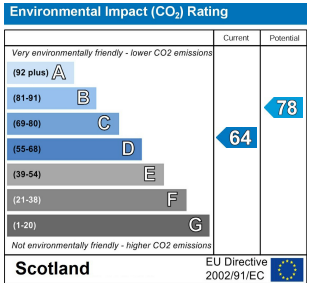
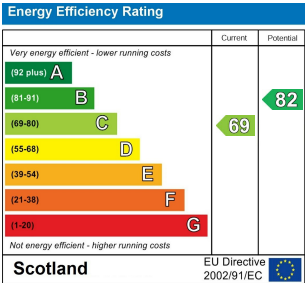
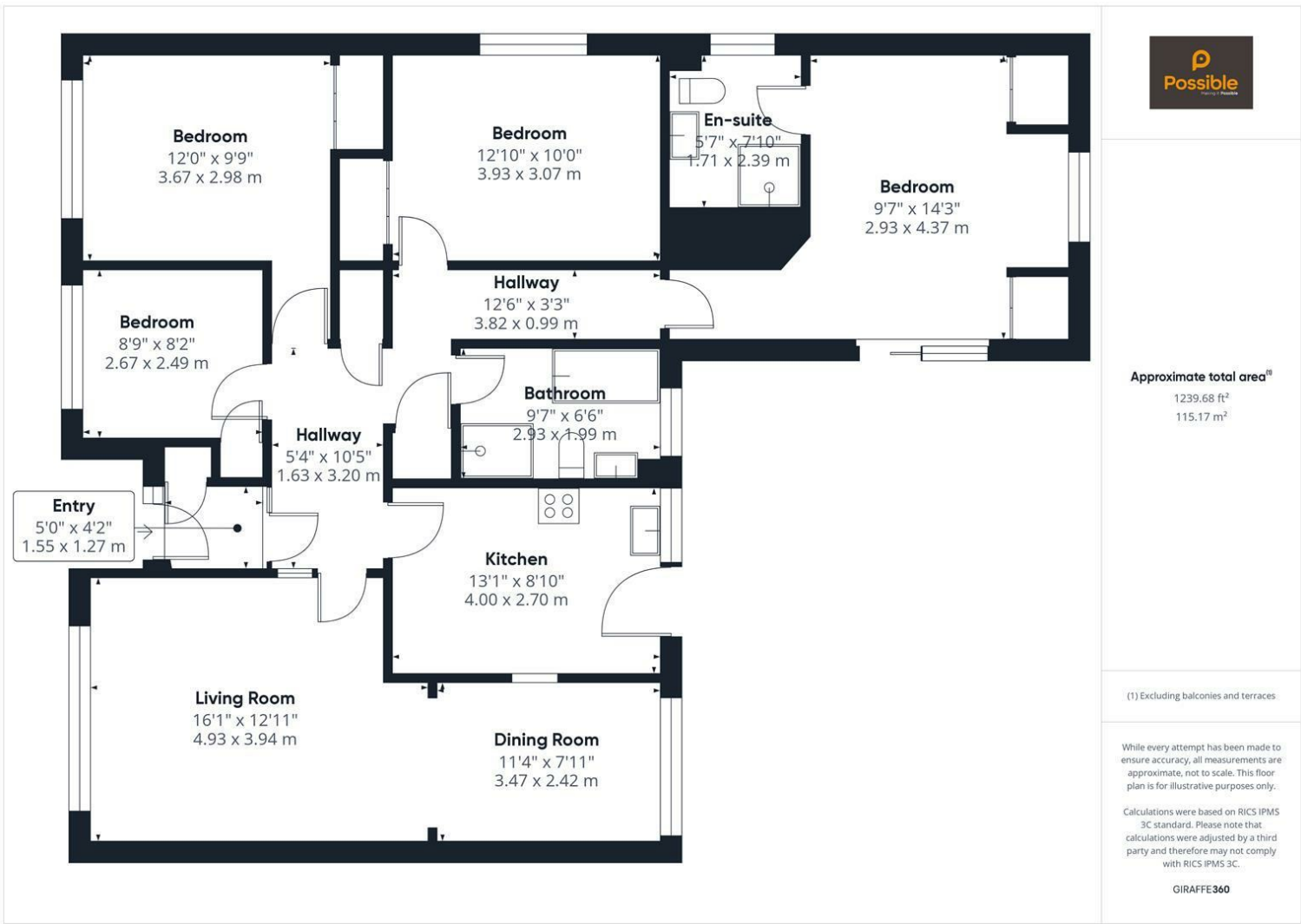


Location

Perth, known as the “Fair City,” is a charming location rich in history and culture. Situated on the banks of the River Tay, it offers a mix of vibrant city life and scenic natural surroundings. The city boasts excellent schools, diverse shopping, and a variety of leisure options, including golf courses, parks, and walking trails. Transport links are superb, with easy access to Edinburgh, Glasgow, and Dundee via road or rail. Perth’s welcoming community and combination of heritage and modern amenities make it a fantastic place to call home, attracting families, professionals, and retirees alike.







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.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX
T. 01738 260 035 | hello@wearepossible.co.uk
wearepossible.co.uk

