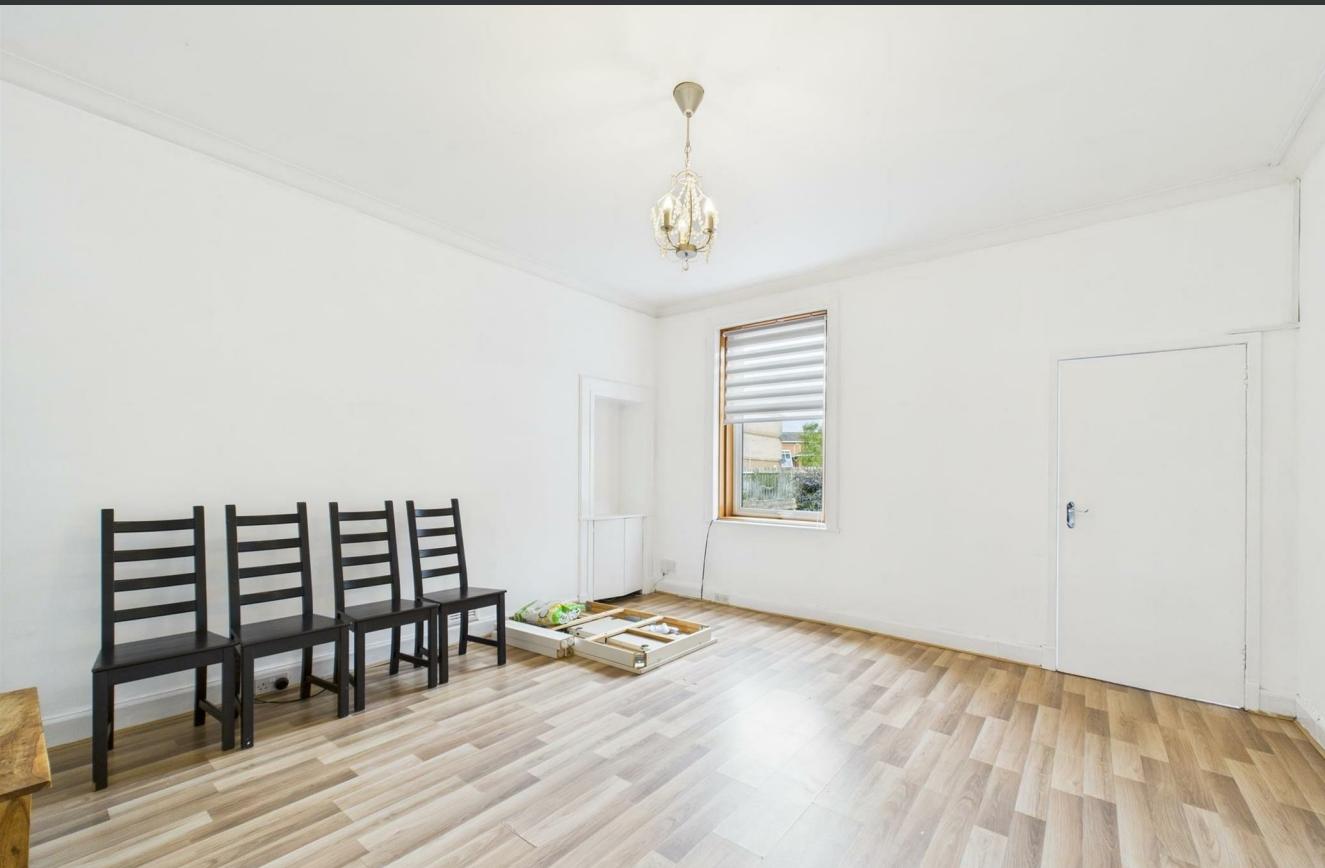




13 Muirton Place, Perth, PH1 5DJ
Offers over £155,000





- Spacious ground floor apartment
- Bright and generously sized lounge
- Three well-proportioned double bedrooms
- Neutral décor throughout, ready to move into
- On-street parking available
- Traditional stone-built property
- Modern fitted kitchen with bold feature tiling
- Stylish family bathroom with contemporary tiling
- Low-maintenance rear garden with gravel and paving
- Close to Perth city centre and local amenities

13 Muirton Place is a spacious ground floor apartment located in a desirable residential area close to Perth city centre. This traditional stone-built property combines period character with modern touches, making it a versatile home for first-time buyers, families, or downsizers alike. The property can either be utilised as a 2 bed, 2 public room, or 3 bedrooms, allowing for a degree of flexibility.

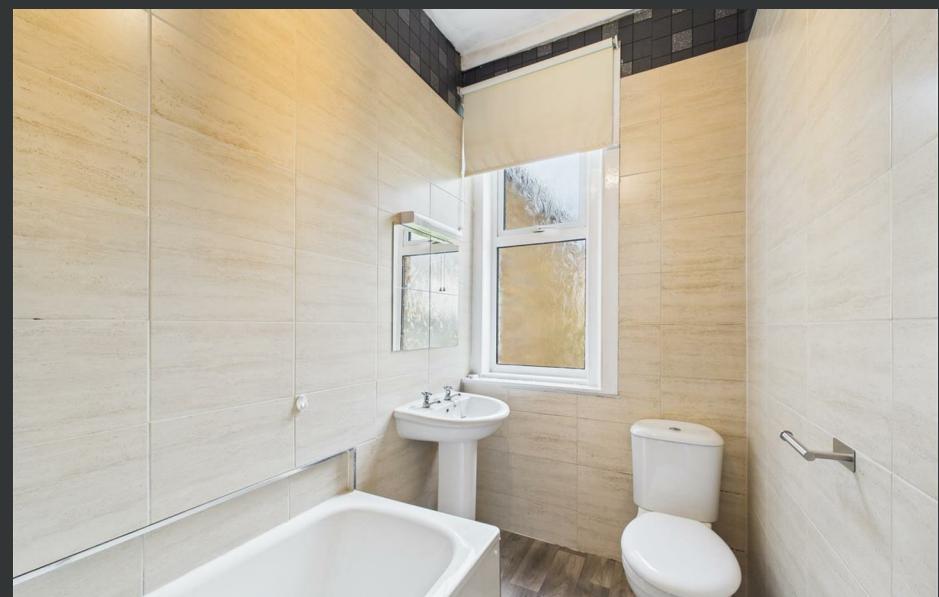
The property opens into a welcoming hallway that connects the accommodation. The generous lounge sits at the heart of the home, boasting excellent proportions & neutral décor. The fitted kitchen is both practical and stylish, offering ample worktop space, modern units, and bold feature tiling that adds character. There are three well-proportioned bedrooms, each offering flexibility for use as bedrooms, home office or dining room. A modern family bathroom, fitted with a white suite and contemporary wall tiling, completes the accommodation. Externally, the property enjoys a private garden area to the rear, designed for low maintenance with gravel, paving, and established planting, creating a pleasant outdoor retreat. On-street parking is available to the front. This home offers an excellent balance of size, character, and location, perfect for buyers seeking spacious city living within walking distance of amenities.



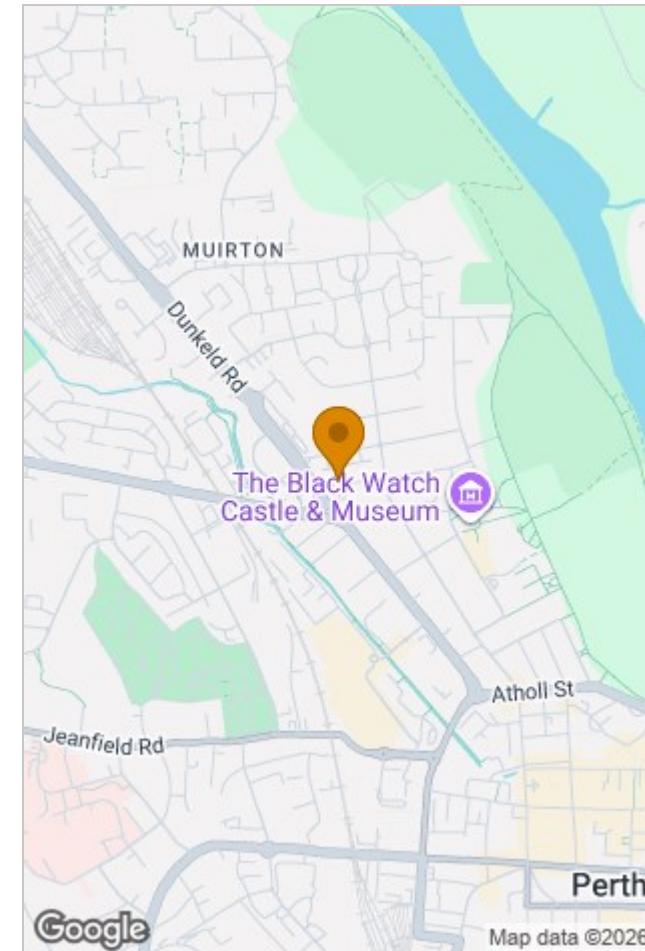
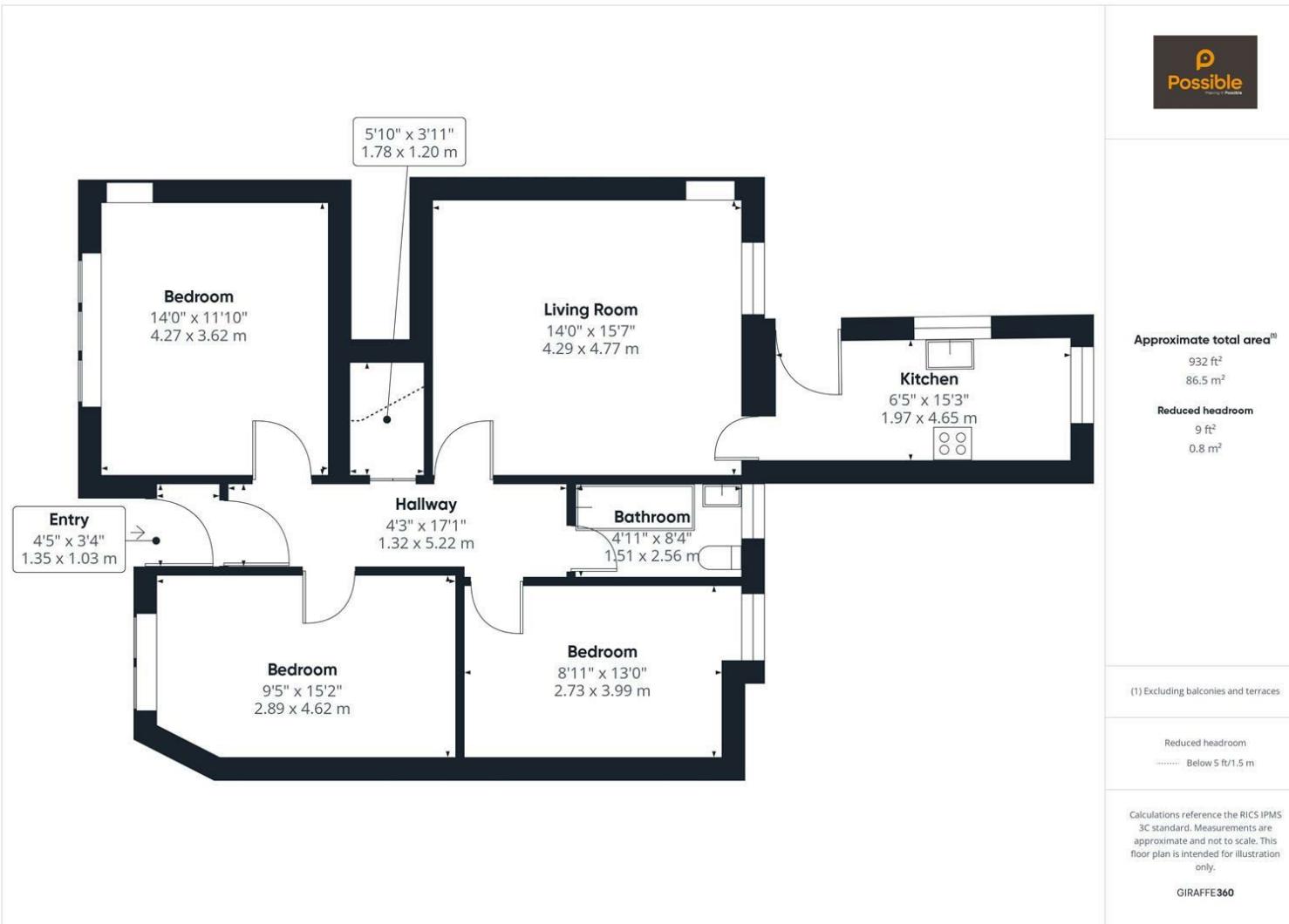


Location

Muirton Place lies within a popular residential district of Perth, just a short walk from the city centre. Residents benefit from excellent access to local shops, supermarkets, cafes, and leisure facilities, along with good public transport links. The area is well-served by nearby primary and secondary schools, making it ideal for families. Perth city centre provides a wide range of cultural attractions, restaurants, and riverside walks, while the mainline train station offers regular services to Edinburgh, Glasgow, Dundee, and beyond. With its blend of convenience and community, Muirton Place offers an excellent base for those seeking both comfort and connectivity.







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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		