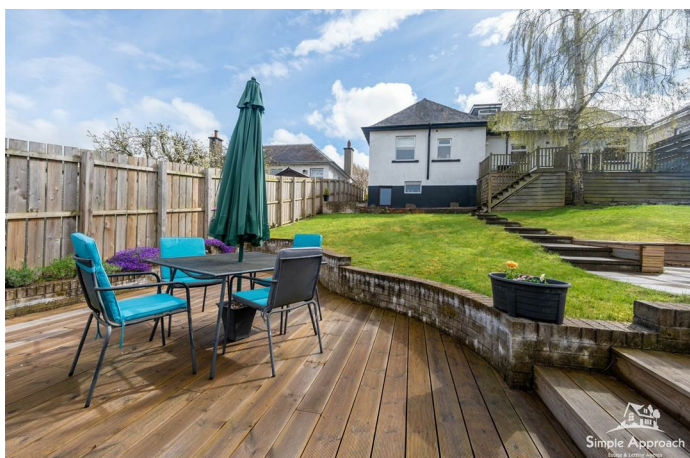


Simple Approach



**39 Burghmuir Road, Perth  
Perthshire PH1 1LU**

**Offers over £367,950**



Located in one of Perth's most desirable residential areas, this beautifully presented 6-bedroom detached house offers spacious, modern family living in a truly enviable location. Currently configured with five generously sized bedrooms and a dedicated home office (bedroom six), this flexible layout caters perfectly to contemporary lifestyles, whether you're working from home, growing your family, or looking for ample living space.

Inside, the property is in excellent move-in condition, showcasing stylish and neutral décor throughout. The heart of the home is a large, modern kitchen complete with a breakfast bar—perfect for casual dining. Ample natural light floods the living spaces, enhancing the welcoming and airy feel throughout. Practical attributes include gas central heating, double glazing and a feature wood burning stove in the lounge.

Outside, the home boasts a sizeable private rear garden, ideal for children, pets, or summer gatherings. A private driveway and a carport offering plentiful off-street parking and secure storage provided by a large basement. This property offers spacious accommodation set over two floors and is the ideal purchase for those seeking a peaceful setting within a highly sought after area of Perth. Viewing is essential to appreciate all that is on offer here at Burghmuir Road, Perth.

**Living Room**  
16'4" x 12'3" (4.99 x 3.74 )

**Dining Area**  
13'9" x 14'4" (4.20 x 4.37)

**Kitchen**  
26'2" x 12'8" (8.0 x 3.87)

**Master Bedroom**  
18'9" x 12'0" (5.73 x 3.67)

**Bedroom Two**  
14'9" x 10'2" (4.50 x 3.12 )

**Bedroom Three (Downstairs)**  
10'2" x 11'1" (3.12 x 3.40 )

**Bedroom Four (Downstairs)**  
12'2" x 6'2" (3.72 x 1.89)

**Bedroom Five**  
13'8" x 11'8" (4.17 x 3.58 )

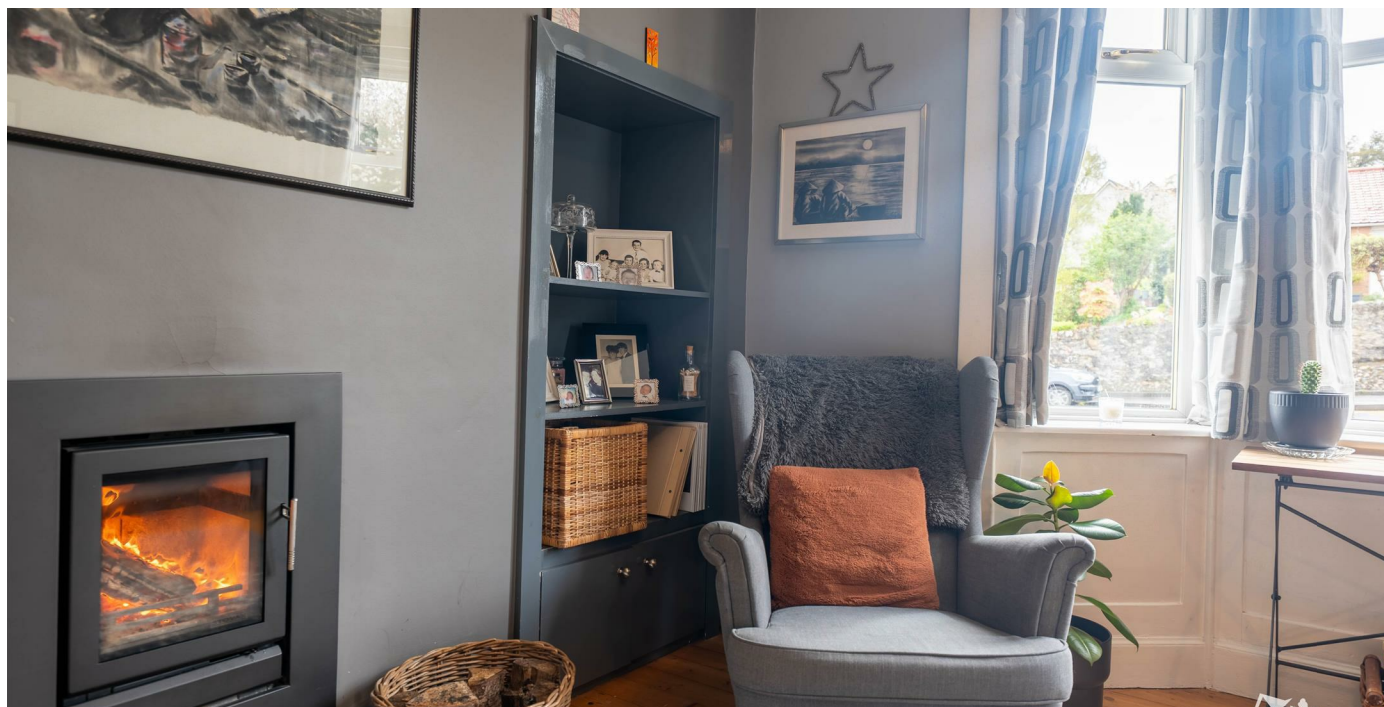
**Bedroom Six / Office**  
10'2" x 7'5" (3.12 x 2.28 )

**Downstairs Shower Room**  
6'3" x 4'6" (1.91 x 1.39)

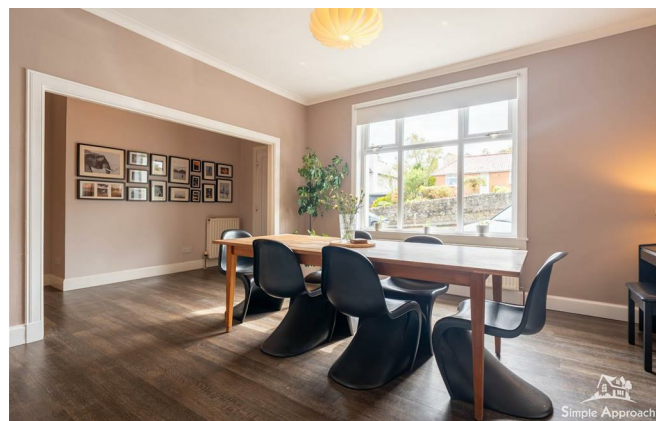
**Ensuite**  
7'3" x 5'10" (2.22 x 1.78 )

**Bathroom**  
7'6" x 5'10" (2.29 x 1.80)

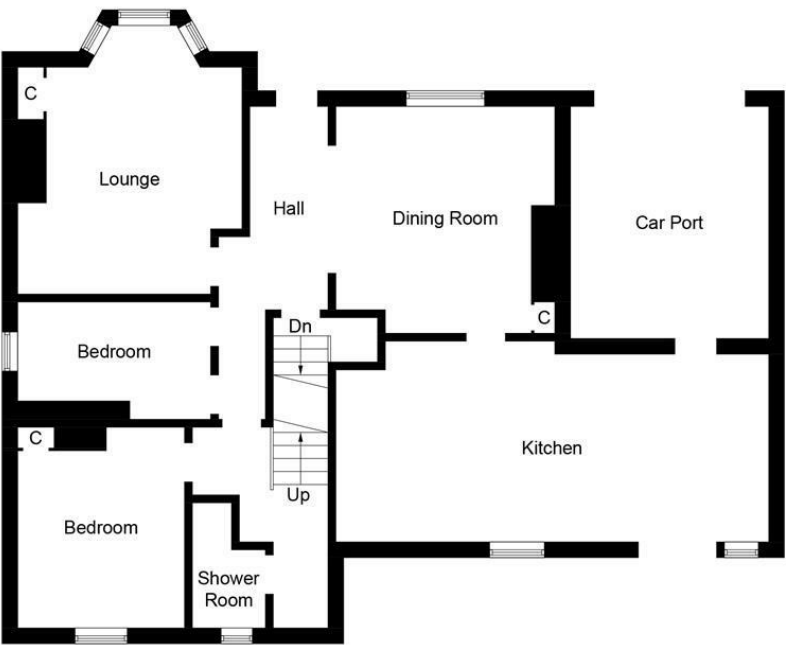




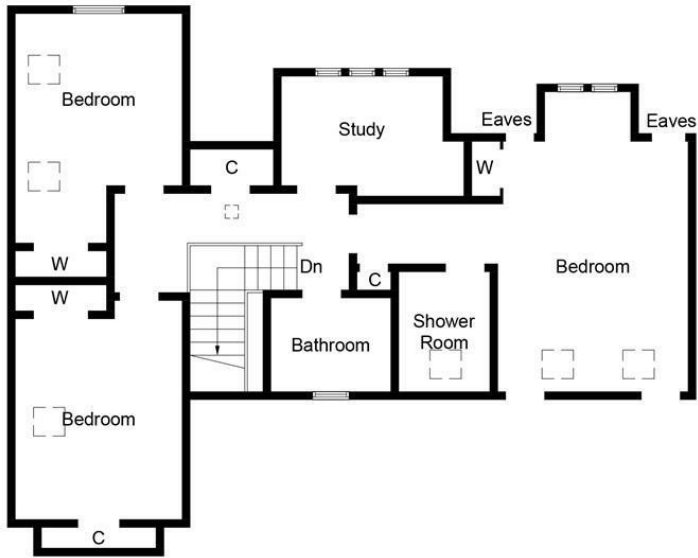
- Impressive Detached House
- Immaculate Presentation Throughout
- Private Driveway, Carport & Large Basement For Storage
- Ideal Family Home
- Sizeable Private Rear Garden
- Sought-after Burghmuir Road location
- Generous Dining Area
- Six Bedrooms (one currently utilised as a home office)
- Gas Central Heating & Double Glazing
- Large Modern Kitchen



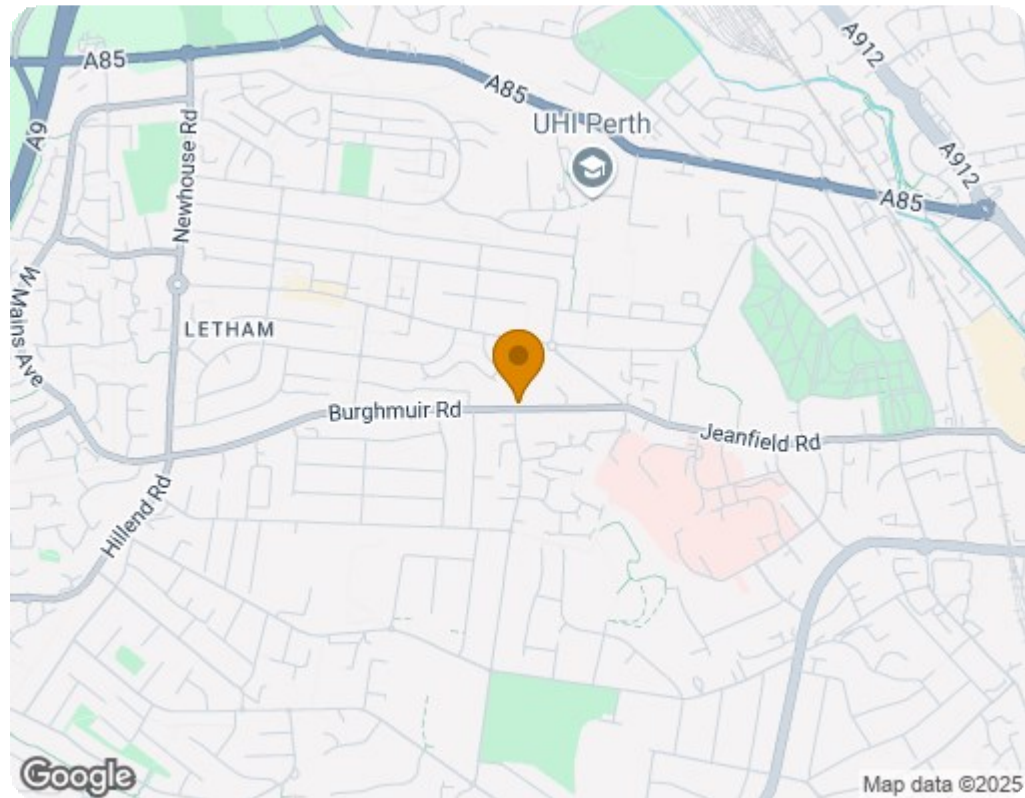




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		57
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		78
(81-91) B		
(69-80) C		53
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		