

Simple Approach



Estate Agents



**10 Muirmont Crescent, Perth  
PH2 9RG**

**Offers over £177,950**

This well-presented mid-terraced home is situated in the popular residential area of Bridge of Earn, offering an ideal opportunity for families, first-time buyers, or those seeking a modern and comfortable property within easy reach of Perth. The accommodation is bright and spacious throughout, comprising a welcoming lounge filled with natural light and a contemporary open-plan kitchen/dining area – perfect for both everyday living and entertaining. Upstairs, there are three well-proportioned bedrooms and a family bathroom complete with a shower-over-bath facility.

The property further benefits from gas central heating and double glazing, ensuring warmth and energy efficiency all year round. To the rear, a fully enclosed private garden provides a safe and secure outdoor space, ideal for out door dining or gardening. Conveniently located close to local amenities, schools, and transport links, this property combines style, comfort, and practicality. Viewing is essential to appreciate the excellent home on offer here at Muirmont Crescent, Bridge Of Earn.

### **Living room**

15'4" x 13'4" (4.68 x 4.08)

### **Kitchen/Dining area**

18'7" x 9'9" (5.67 x 2.99)

### **Bedroom One**

8'6" x 14'3" (2.60 x 4.36)

### **Bedroom Two**

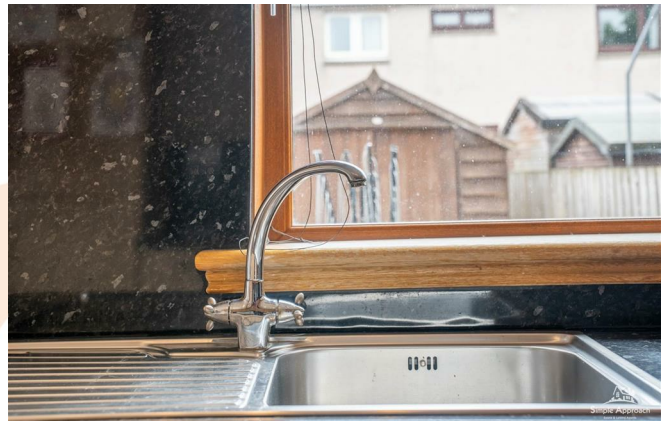
8'11" x 9'7" (2.72 x 2.94)

### **Bedroom Three**

9'4" x 9'8" (2.87 x 2.96)

### **Family Bathroom**

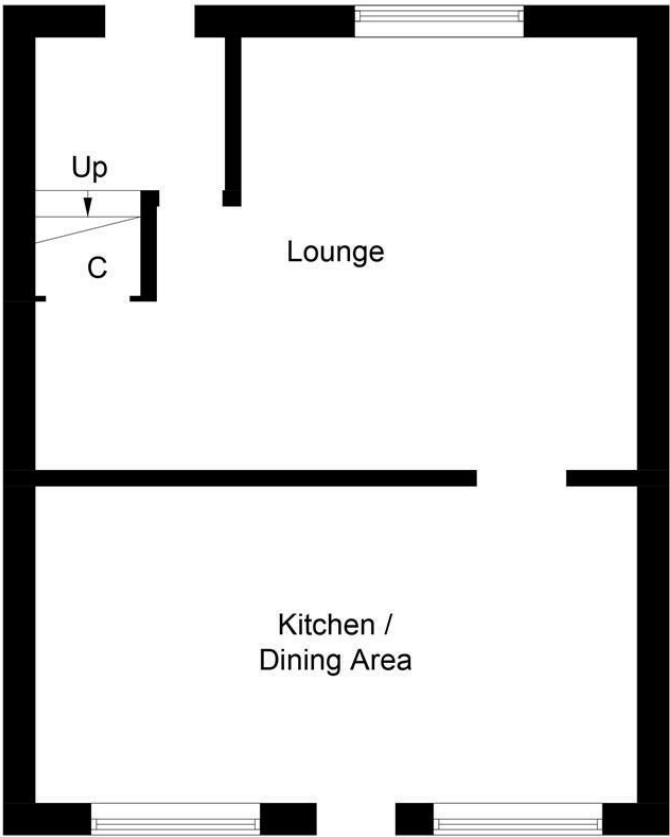
5'8" x 6'1" (1.75 x 1.87)



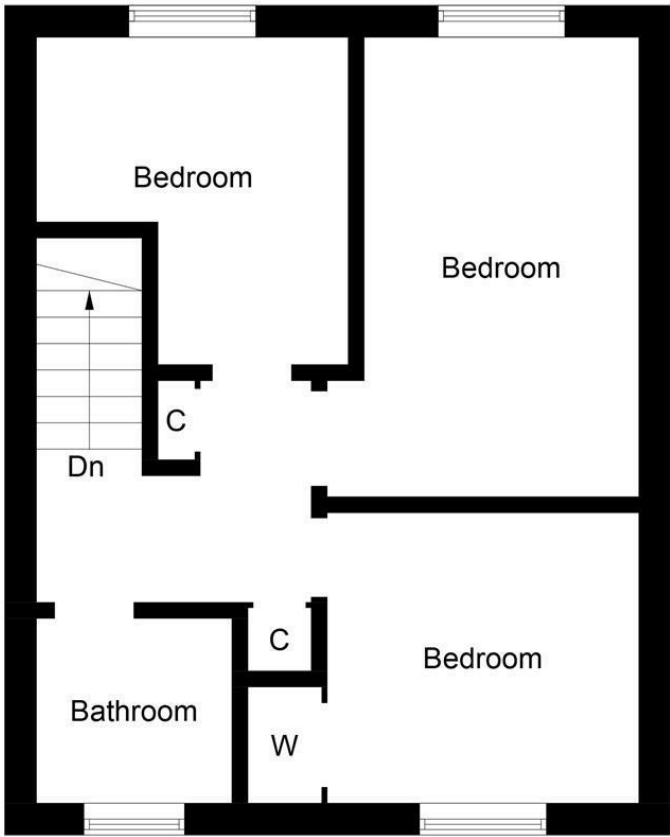


- Mid Terraced House
- Open Plan Kitchen / Diner
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Three Bedrooms
- Excellent Family Home
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing





Ground Floor



First Floor



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 75      | 81        |
| (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                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 80      | 83        |
| (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                                |         |           |