



35 Burghmuir Road, Perth, PH1 1LU
Offers over £235,000

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- Detached bungalow
- Spacious kitchen and dining area
- Bathroom with bath and overhead shower
- Driveway for off-street parking
- Ideal for downsizers or single-level living
- Bright bay-windowed living room
- Two double bedrooms
- Large private rear garden
- Excellent natural light throughout
- Quiet residential location

This attractive detached bungalow offers well-proportioned accommodation set within a generous plot, making it an excellent opportunity for a range of buyers, with potential for extension or further development subject to the necessary consents.

The property opens into a welcoming vestibule and central hallway, providing access to all main rooms. To the front, the bright living room features a charming bay window and fireplace, creating a comfortable and inviting space. The spacious kitchen and dining area offers ample worktop and storage space, along with direct access to the rear garden, making it ideal for both everyday living and entertaining. There are two well-sized double bedrooms, both benefiting from natural light and flexible layout options. The bathroom is fitted with a bath and overhead shower, finished with modern wet wall.

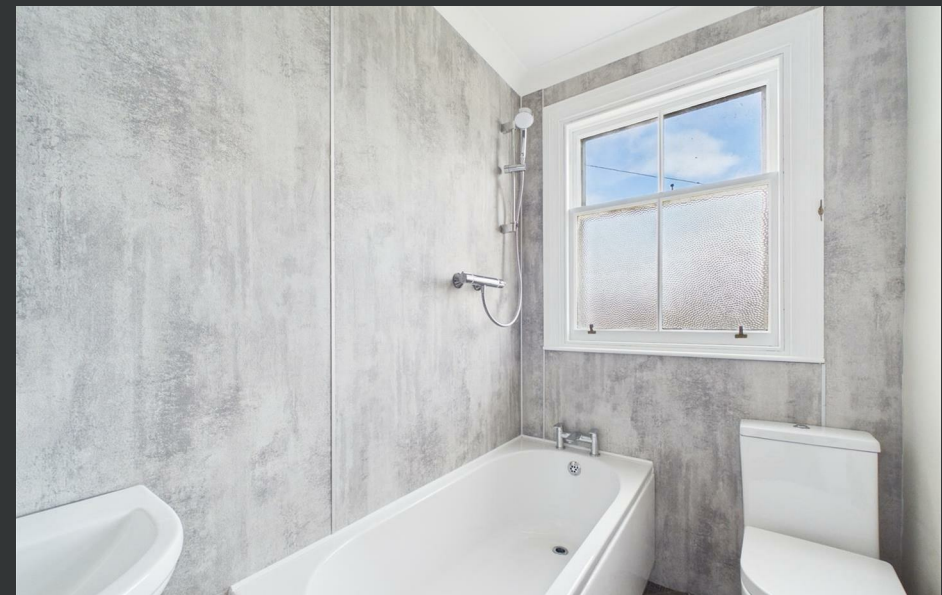
Externally, the property enjoys a large private garden, mainly laid to lawn with mature planting and open outlooks, offering excellent outdoor space for relaxing or entertaining. To the front, there is a driveway providing off-street parking. Further benefits include a quiet residential setting, making this a fantastic opportunity to acquire a spacious home in a desirable and well-connected location.



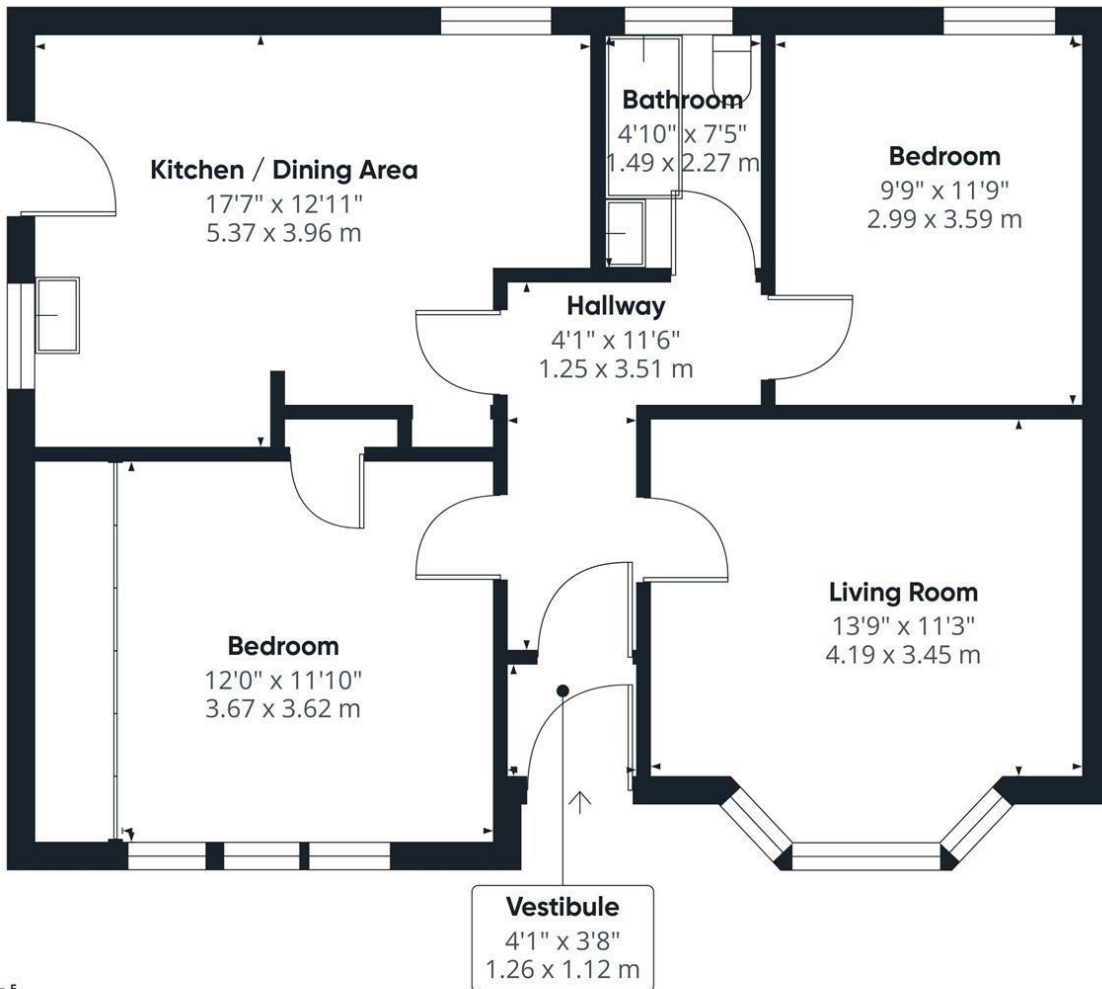


Location

Burghmuir Road is situated within a well-established and highly regarded residential area of Perth, offering a peaceful setting while remaining close to a wide range of amenities. The city centre is easily accessible, providing an excellent selection of shops, restaurants and leisure facilities. Nearby schooling options are well regarded, and there are convenient public transport links along with easy access to major road networks for commuting. The area also benefits from nearby parks and green spaces, ideal for outdoor activities. This location combines suburban tranquillity with city convenience, making it particularly appealing to a variety of buyers.





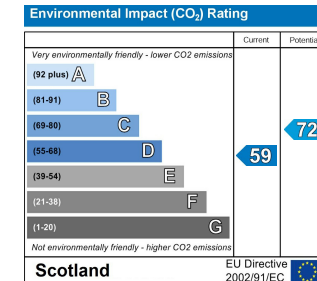
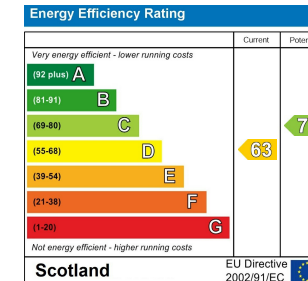
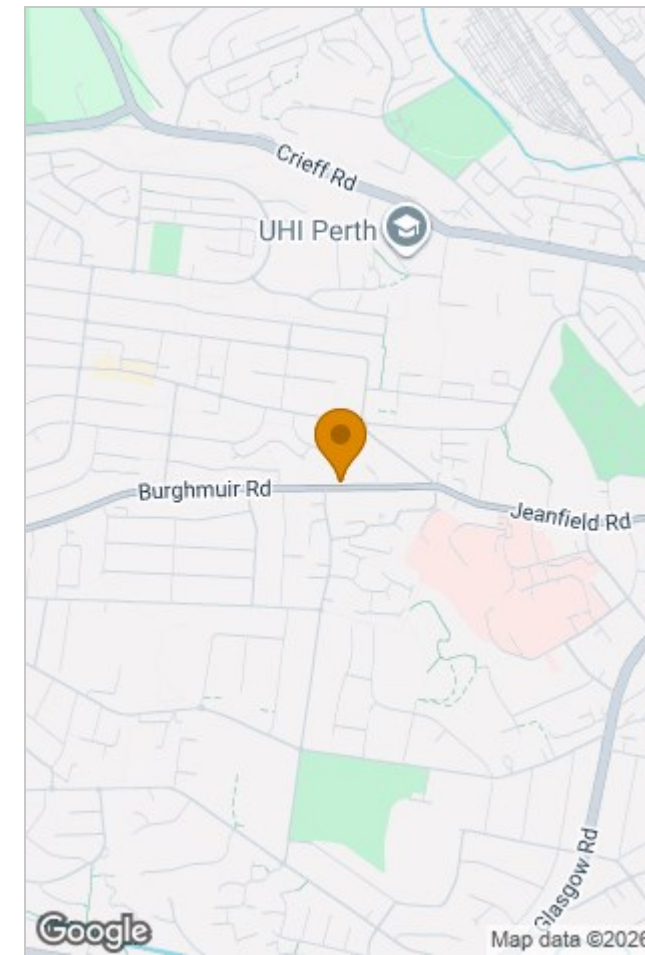


Approximate total area⁽¹⁾
790 ft²
73.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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