

Simple Approach



Estate Agents



**11 Murray Place, Perth
PH1 1BP**

Offers over £267,950

Nestled within the popular area of Murray Place, Perth, this charming detached home offers a fantastic opportunity for families seeking a comfortable and well-proportioned property in a desirable location. Boasting three generous bedrooms, bright and welcoming accommodation and a private driveway with garage, this lovely home offers plenty of space for everyday family living.

Upon entering, you are welcomed into a bright and airy reception room, creating a warm and inviting first impression. The light-filled conservatory is a particularly appealing feature, providing a versatile additional space that could be enjoyed for relaxing, dining or entertaining while overlooking the garden.

The property offers excellent opportunity for the successful purchaser to introduce their own style and create a home perfectly suited to their tastes. Full double glazing and gas heating further enhance the home's comfort and practicality, while the private driveway and garage provide valuable off-street parking.

Situated within a sought-after residential area of Perth, this attractive detached property combines generous accommodation, useful additional space and excellent potential, making it a wonderful opportunity for those looking to create their ideal family home.

Lounge
13'10" x 12'9" (4.24 x 3.90)

Kitchen
14'4" x 8'9" (4.38 x 2.69)

Conservatory
10'1" x 9'9" (3.09 x 2.98)

Bedroom One
12'11" x 13'10" (3.94 x 4.22)

Bedroom Two
11'5" x 10'11" (3.49 x 3.34)

Bedroom Three
11'5" x 10'11" (3.48 x 3.33)

Shower Room





- Detached Home In A Highly Sought After Location
- Light-Filled Conservatory
- Full Double Glazing & Gas Heating
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Three Generous Bedrooms
- Offering Excellent Potential For Personalisation
- Private Driveway & Garage
- Bright & Spacious Throughout
- Perfect Family Home
- Large Loft Space and A Very Spacious Basement



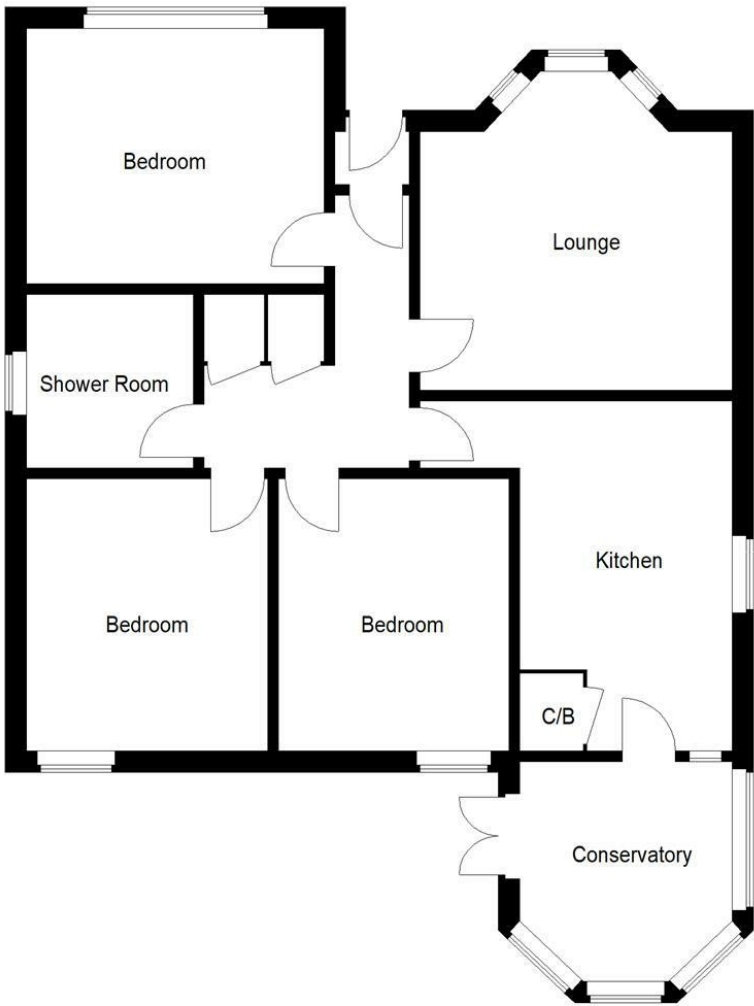
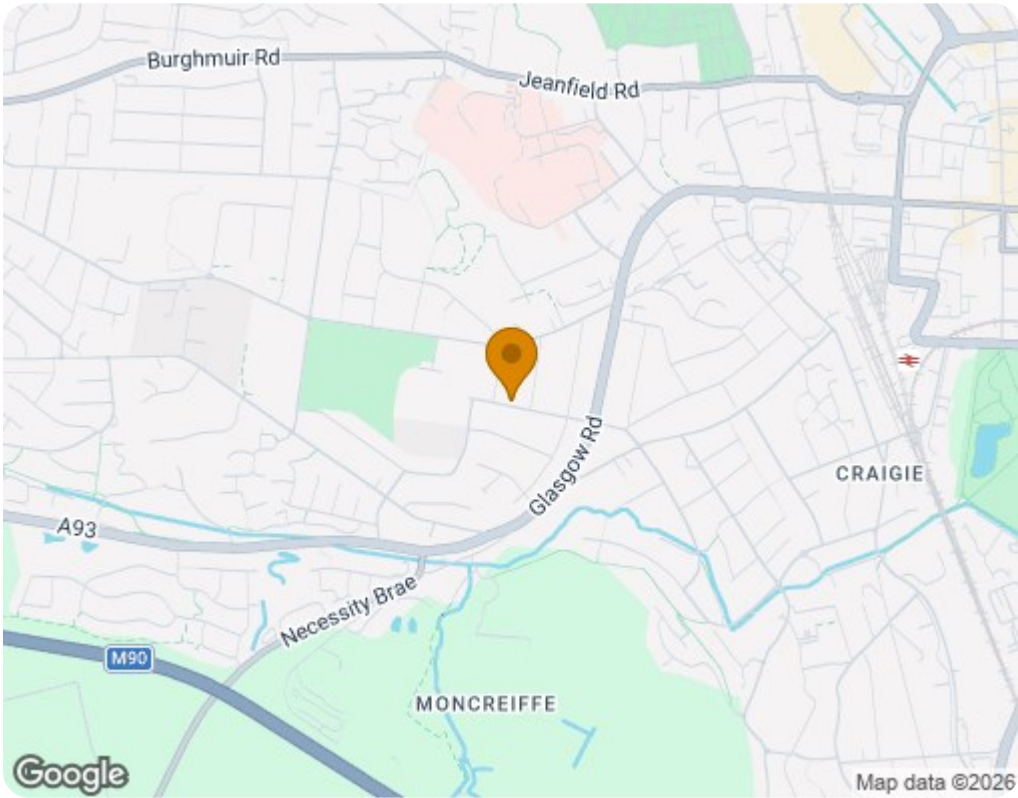


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1331650)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	71
(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	63	64
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		