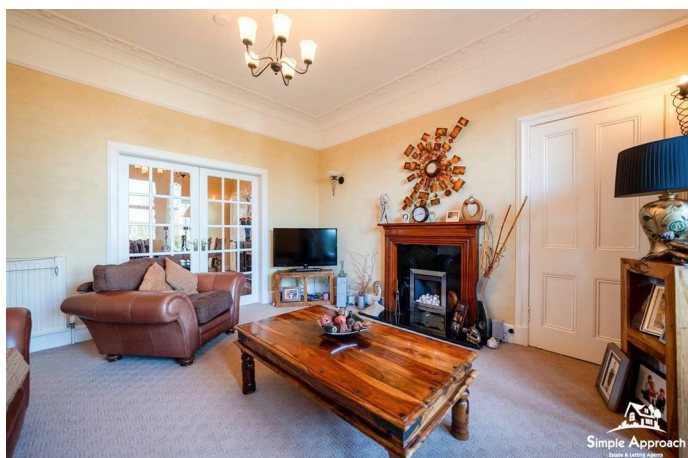


Simple Approach



2 Muirhall Bank, Perth
Perthshire PH2 7ET

Offers over £417,950

2 Muirhall Bank, Perth, Perthshire PH2 7ET

This beautiful semi-detached house, located on Muirhall Bank in Perth, offers a blend of charm, space, and practicality, making it an ideal family home. The property boasts four bedrooms, providing ample space for family members or guests. Each room is well-proportioned and benefits from natural light, creating a warm and welcoming atmosphere throughout. The ground floor features a bright front facing lounge, sizeable kitchen with a feature breakfast bar, a useful utility room, a dining room, adjoining the dining area is a bright and airy conservatory, additionally, there is a convenient downstairs shower room. Upstairs, the property enjoys a further family bathroom.

The property is equipped with gas central heating and double glazing throughout, ensuring warmth, energy efficiency, and comfort all year round. The private garden offers a peaceful and secure outdoor space.

With its versatile living spaces, practical amenities, and convenient location, this semi-detached house on Muirhall Bank is a wonderful choice for families seeking a well-maintained and spacious home in the heart of Perth. Viewing is essential to appreciate all that is on offer here at Muirhall Bank, Perth.

Lounge

19'0" x 13'9" (5.80 x 4.20)

Dining Room

13'11" x 12'11" (4.25 x 3.95)

Kitchen

18'11" x 7'11" (5.79 x 2.42)

Conservatory

14'10" x 9'8" (4.54 x 2.96)

Utility Room

4'10" x 10'6" (1.48 x 3.21)

Shower Room

5'9" x 6'5" (1.77 x 1.96)

Bedroom One

18'0" x 12'9" (5.5 x 3.90)

Bedroom Two

12'2" x 12'11" (3.73 x 3.95)

Bedroom Three

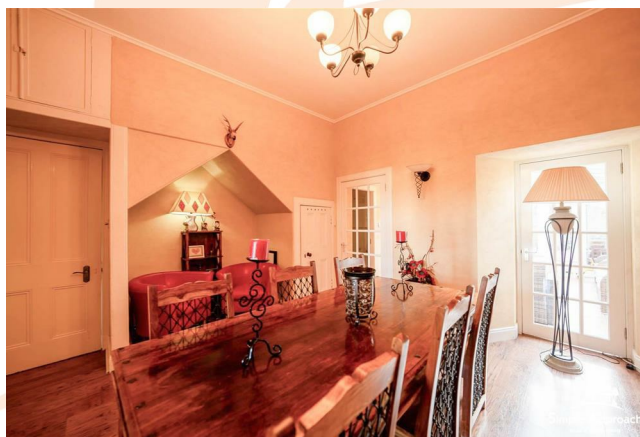
10'3" x 8'9" (3.13 x 2.68)

Bedroom Four

6'5" x 9'7" (1.97 x 2.93)

Bathroom

6'2" x 6'2" (1.90 x 1.88)



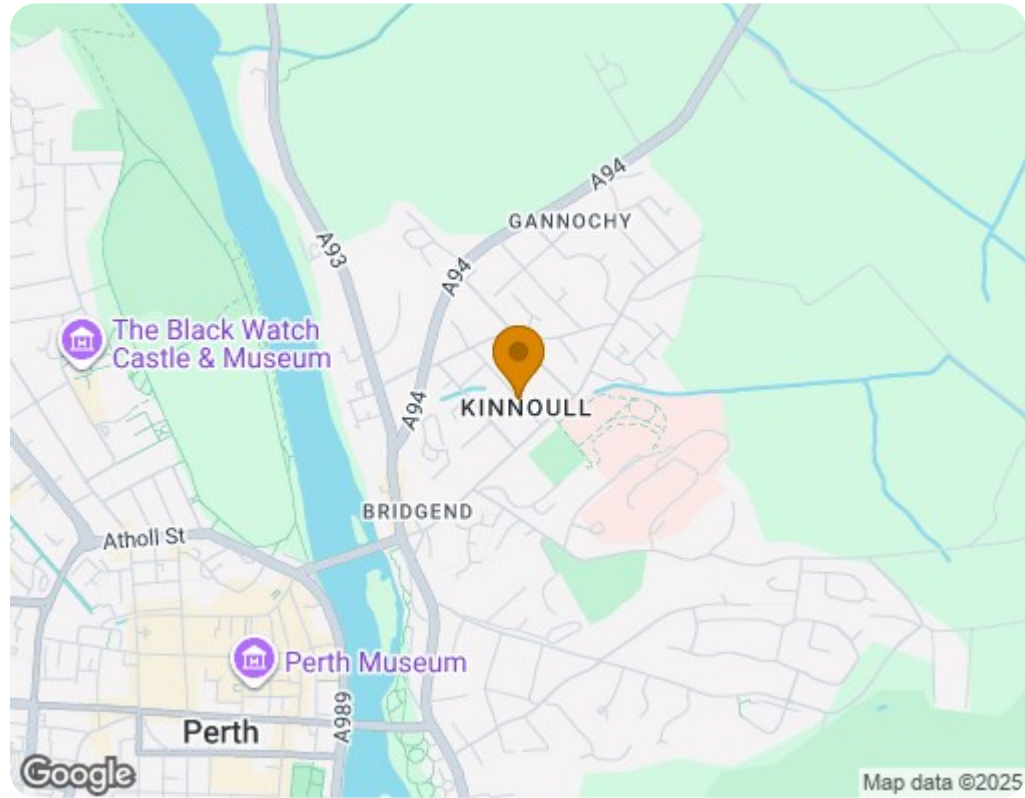


- Impressive Semi Detached House
- Sizeable Kitchen
- Highly Sought After Location
- Four Well Proportioned Bedrooms
- Bright Front Facing Lounge
- Large Private, Fully Enclosed Gardens
- Separate Dining Room
- Gas Central Heating & Double Glazing
- Ample Storage Throughout





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(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		72
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		