



7 Muir Bank, Perth, PH2 6SZ
Offers over £285,000

 3  1  1  D



7 Muir Bank Perth, PH2 6SZ

- Attractive detached bungalow
- Bright and spacious living room
- Separate utility room
- Generous garden
- Enclosed rear garden with patio
- Three well-proportioned bedrooms
- Modern fitted kitchen
- Contemporary shower room
- Large driveway with ample parking
- Ideal for families or downsizers

This well-presented detached bungalow at 7 Muir Bank offers spacious, flexible accommodation in a sought-after residential area of Scone. Set on a generous plot with a large driveway and integral garage, the property is ideal for families, downsizers or those seeking single-level living.

The welcoming hallway provides access to all principal rooms. To the front, a bright and generously proportioned living room enjoys excellent natural light and offers ample space for both relaxation and entertaining. The modern fitted kitchen is well laid out with a range of wall and base units, complementary worktops and space for appliances, with convenient access to the utility room and rear garden. There are three comfortable bedrooms, all well-proportioned and suitable for a variety of uses including guest accommodation or home office space. The contemporary shower room is stylishly finished with a large walk-in enclosure and quality fittings. Externally, the property benefits from a substantial gravel driveway providing off-street parking for multiple vehicles and access to the garage. The enclosed rear garden offers a combination of lawn and patio space, ideal for outdoor dining, children or pets, with established hedging providing privacy. This attractive home combines practical layout, generous outdoor space and a peaceful setting, making it a superb opportunity in a highly desirable location.

Offers over £285,000



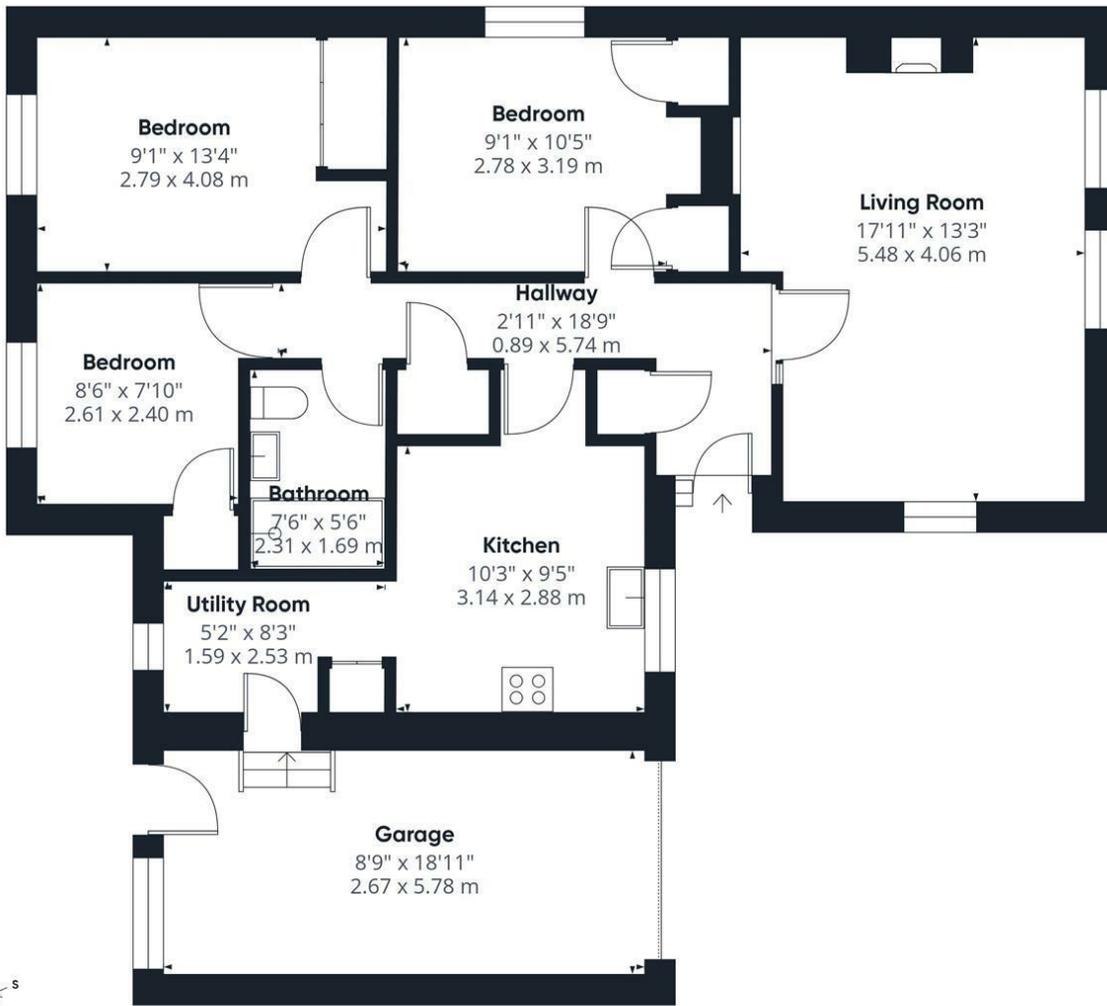


Location

Scone is a highly desirable village located just a short distance from Perth city centre. Offering a range of local amenities including shops, cafes, primary schooling and recreational facilities, it provides an excellent balance of convenience and community atmosphere. The nearby city of Perth offers a wider selection of shopping, dining and leisure options, along with secondary schooling and professional services. Excellent transport links are available via the A9 and M90, providing easy access to Dundee, Stirling, Edinburgh and Glasgow. Surrounded by attractive countryside, Scone is also ideal for those who enjoy outdoor pursuits including walking, cycling and golf.





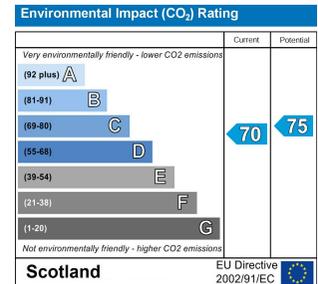
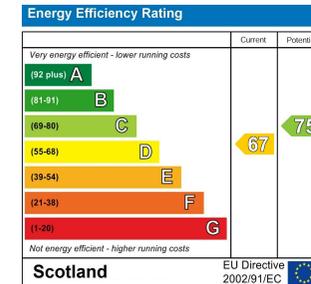
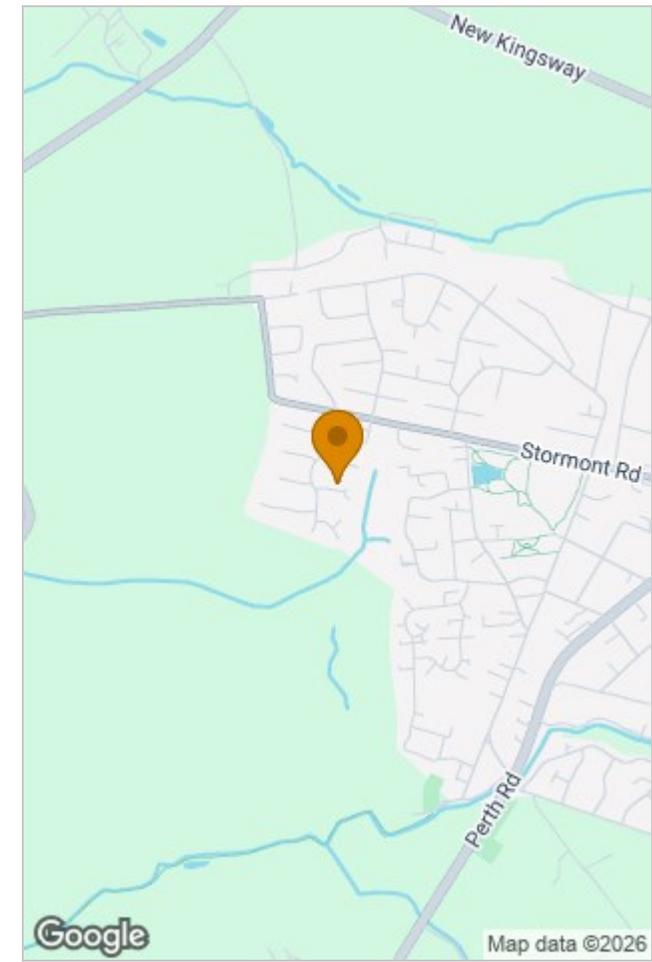


Approximate total area⁽¹⁾
979 ft²
91 m²

(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.

GIRAFFE360



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.

