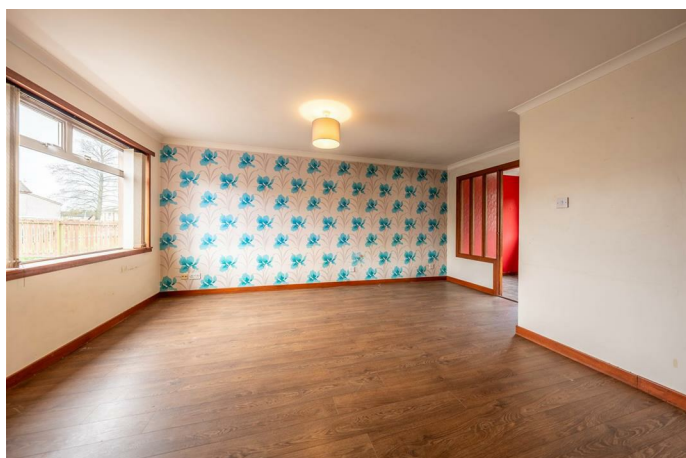


Simple Approach



Estate Agents



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

Offers over £157,950

Located in the charming village of Bridge of Earn, this delightful three-bedroom end terraced house on Muirmont Crescent offers a wonderful opportunity for families and professionals alike. Set on a generous plot, the property boasts a spacious driveway that can accommodate up to four vehicles, ensuring convenience for residents and guests.

The house is ideally located, providing easy access to a range of local amenities, including shops, schools and parks, making it perfect for those who appreciate community living. Furthermore, the excellent transport links to both Perth and Edinburgh enhance its appeal, allowing for effortless commuting and exploration of the surrounding areas.

Inside, the property features a well-designed layout that maximises space and natural light, creating a warm and inviting atmosphere. The three bedrooms offer ample room for relaxation and rest, catering to the needs of families or individuals seeking extra space for a home office or guest room.

This end terraced house is not just a home; it is a lifestyle choice, combining comfort, convenience, and a sense of community. Whether you are looking to settle down or invest in a property with great potential, this residence in Bridge of Earn is certainly worth considering. Don't miss the chance to make this lovely house your new home.

Lounge

19'3" x 18'5" (4.88 x 5.01)

Kitchen / Dining Area

18'6" x 9'8" (5.66 x 2.97)

Bedroom One

14'3" x 9'8" (4.35 x 2.95)

Bedroom Two

8'9" x 9'8" (2.69 x 2.96)

Bedroom Three

9'7" x 9'6" (2.94 x 2.90)

Boiler Room

3'6" x 1'11" (1.09 x 0.60)

Bathroom





- Three Bedroom End Terraced House
- In Need Of A Little Modernisation
- Great Commuting Links To Edinburgh

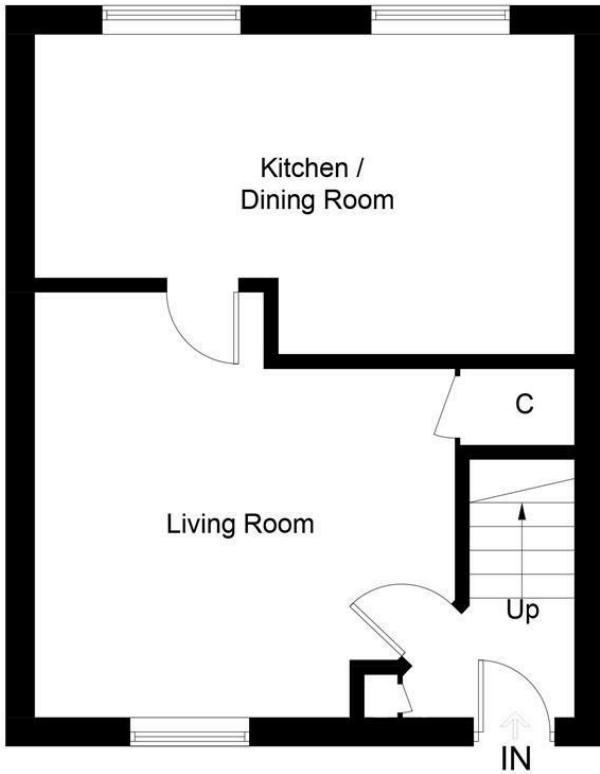
- Great Corner Plot
- Spacious Accommodation Throughout
- Do You Need A Mortgage Appointment Quickly?
Call Simple Approach Mortgages Today!

- Driveway For Four Cars
- Sought After Villiage Location

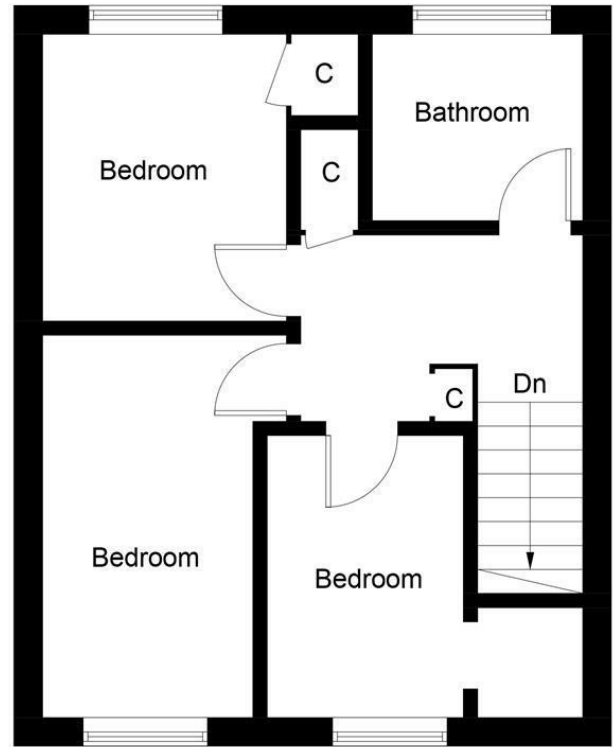


25 Muirmont Crescent

Approximate Gross Internal Area = 80.9 sq m / 871 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1293931)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(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		80
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		