Premier Properties
Perth



2 Muirmont Crescent, Perth, PH2 9RG

Offers Over £235,000

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Upon entering, you are welcomed by a spacious hallway that leads to an inviting open plan living and dining area. The kitchen is conveniently situated, making meal preparation a breeze. The first floor boasts a principal bedroom complete with an en suite shower room. Additionally, there are three further bedrooms, perfect for children, guests, or even a home office, along with a family bathroom that caters to the needs of the household.

The property benefits from gas central heating, ensuring warmth and comfort throughout the year, while the double-glazed windows enhance energy efficiency.

Externally, the house features off-street parking via a driveway, a valuable asset in this sought-after area. The rear garden is a true highlight, offering a private and fully enclosed space that is mainly laid to lawn, complemented by a lovely decking area, perfect for summer months or simply enjoying the outdoors.

Bridge of Earn is known for its picturesque surroundings and a strong sense of community, making it an excellent place to call home. Local amenities are within easy reach, providing everything you need for day-to-day living. The area is well-connected, offering convenient access to nearby Perth, where you can find a wider range of shops, restaurants, schooling and recreational activities.

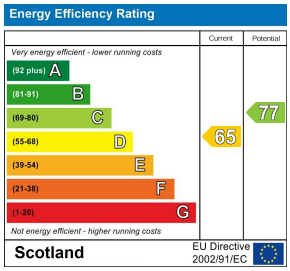
- 4 bedrooms
- En-suite in main bedroom
- Open-plan living area
- Gas central heating
- Double glazed windows
- Private garden
- Off-street parking
- Semi-detached house
- Popular village location

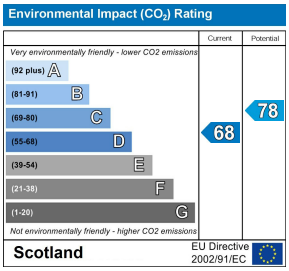


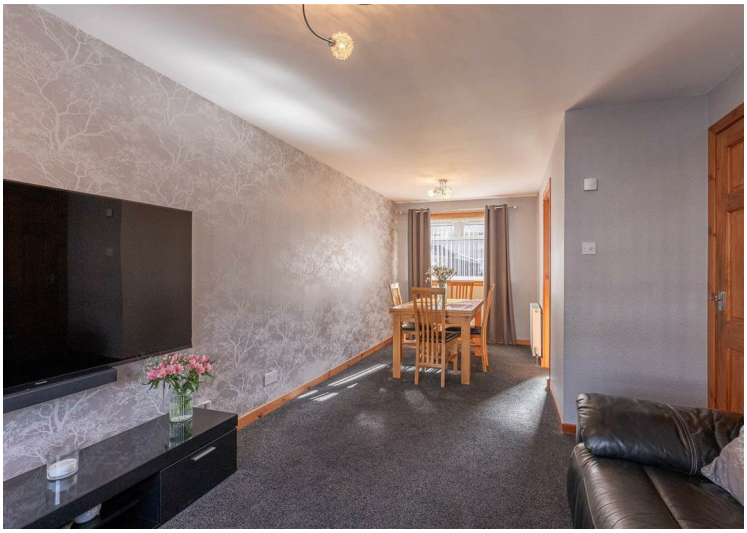


2, Muirmont Crescent Bridge Of Earn, Perth, Perthshire, PH2 9RG

GROSS INTERNAL AREA
GROUND FLOOR : 466 sq. ft,43.3 m2, FIRST FLOOR : 602 sq. ft,55,9 m2
EXCLUDED AREAS: GARAGE 180 sq. ft,16.7 m2
TOTAL: 1068 sq. ft,99.2 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.













These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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