Simple Approach

Estate Agents







35 Muirfield, Perth
PH1 1JJ

Offers over £323,950

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

35 Muirfield, Perth, PH1 1JJ

Situated within the highly sought-after residential area of Muirfield, Perth, this well-presented detached bungalow offers generous and versatile accommodation across one level, making it an ideal home for families, retirees, or those seeking spacious single-storey living.
The accommodation comprises a welcoming entrance hall, a bright and spacious lounge/dining room featuring an attractive open fireplace that creates a warm and inviting focal point, and a well-appointed kitchen offering ample storage and workspace. A separate music room provides additional flexibility and could easily be utilised as a family room, home office, hobby room, or playroom to suit the needs of the purchaser.
The property further benefits from a sizeable principal bedroom complete with an en-suite bathroom and WC, alongside three further well-proportioned bedrooms and a family bathroom with WC. The generous layout ensures comfortable living space for growing families or those requiring additional guest accommodation.
Warmth is provided through gas central heating and the home is fully double glazed throughout, ensuring comfort and energy efficiency year-round.
Externally, the property enjoys a private driveway providing off-street parking and access to a detached garage, offering excellent storage and secure parking facilities. To the rear, there is a private garden, providing a pleasant outdoor space for relaxing, entertaining, or enjoying family time.
Offering spacious accommodation, flexible living areas, and a desirable location close to local amenities, reputable schooling, and transport links, this superb detached bungalow presents a fantastic opportunity to acquire a wonderful family home in one of Perth's most desirable residential areas.

Kitchen
9'8" x 17'4" (2.97 x 5.29)

Lounge
13'1" x 25'5" (4.00 x 7.75)

Sitting room
11'1" x 14'7" (3.39 x 4.47)

Master Bedroom
12'11" x 14'6" (3.96 x 4.42)

Ensuit
7'5" x 11'1" (2.28 x 3.40)

Bedroom 2
10'4" x 10'8" (3.16 x 3.26)

Bedroom 3
9'0" x 9'5" (2.75 x 2.89)

Bedroom 4
9'1" x 7'9" (2.79 x 2.38)

Family Bathroom
6'2" x 5'10" (1.90 x 1.80)









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- Sought-After Muirfield Location In Perth
- Bright Lounge/Dining Room With Open Fireplace
- Three Further Well Proportioned Bedrooms
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Well-Presented Detached Bungalow With Flexible Living Space
- Versatile Music Room/Family Room
- Gas Central Heating & Double Glazing
- Spacious Accommodation Across One Level
- Master Bedroom With En-Suite Bathroom
- Private Driveway Providing Off-Street Parking





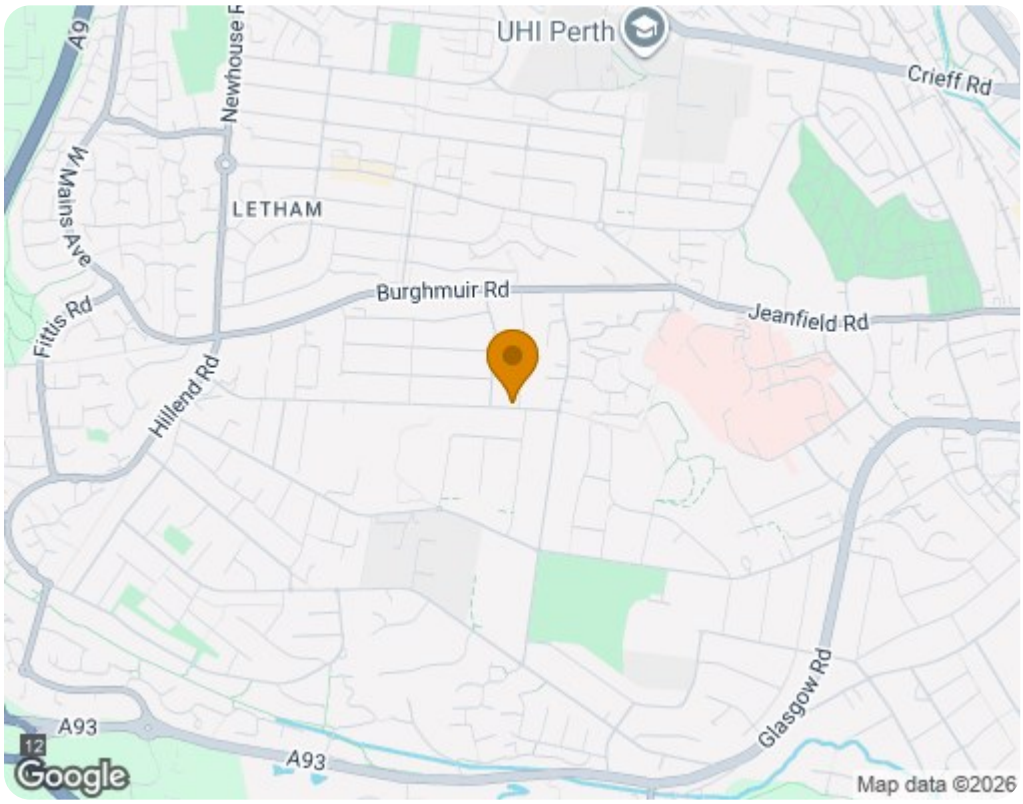


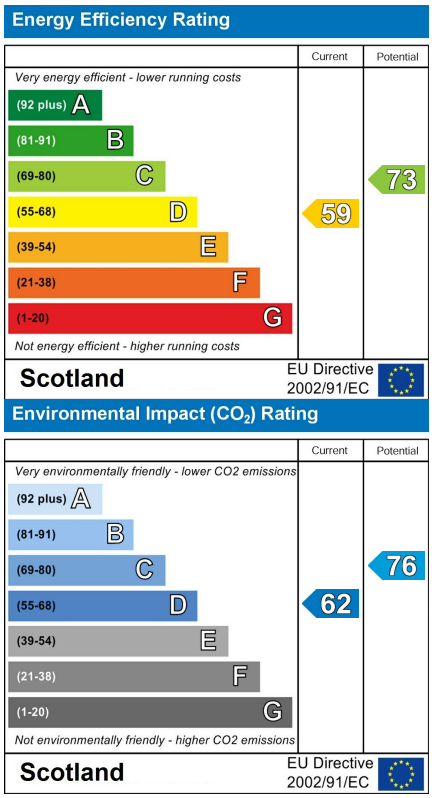


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