



11 Kinclaven Crescent, Murthly, Perth, PH1 4EU

Offers Over £140,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

11 Kinclaven Crescent, Murthly, Perth, PH1 4EU

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with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

Murthly is a charming and highly sought-after village nestled in the heart of Perthshire, offering an idyllic rural lifestyle whilst remaining within easy reach of Perth, approximately 10 miles to the south. Surrounded by beautiful countryside, woodland walks and the nearby River Tay, the village is ideal for those who enjoy outdoor pursuits and a peaceful setting.

Local amenities include a well-regarded primary school, village shop, café and community hall, with a wider range of shopping, leisure and professional services available in nearby Perth. Excellent road links provide convenient access to the A9, making commuting to Perth, Dundee, Inverness and the Central Belt straightforward.

Combining a strong sense of community with stunning natural surroundings, Murthly is a wonderful place to call home.





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Property Summary

Situated within a peaceful cul-de-sac in the desirable Perthshire village of Murthly, this well-presented three-bedroom semi-detached bungalow offers spacious, flexible accommodation, generous garden grounds and a wonderful outlook across mature woodland to the rear. Ideal for a range of buyers, the property combines comfortable single-level living with a quiet village setting.

The accommodation comprises a welcoming entrance hall with access to a fully floored attic, providing excellent additional storage. The bright and generously proportioned lounge and dining area enjoys a large picture window overlooking the front garden, flooding the room with natural light. The spacious kitchen is fitted with an excellent range of wall and base units, offers ample space for dining and provides direct access to the rear garden.

There are three well-proportioned bedrooms, including a generous principal double bedroom overlooking the rear garden, a further double bedroom and a versatile third bedroom, ideal for guests, a home office or hobby room. Completing the accommodation is a modern shower room fitted with a contemporary suite.

The property further benefits from gas central heating and double glazing throughout.

To the front, a driveway provides convenient off-street parking. The generous rear garden is a particular feature of the property, enjoying a high degree of privacy and backing onto mature woodland, creating a peaceful setting to relax and unwind. Predominantly laid to lawn with established shrubs, planting and garden sheds, the outdoor space offers excellent potential for keen gardeners, families and those who enjoy outdoor entertaining while taking in the attractive surroundings.



Key property features

- ✓ Quiet location
- ✓ Large garden
- ✓ Ample off-street parking
- ✓ Popular residential area
- ✓ Close to local amenities
- ✓ Close to Perth
- ✓ Rare to the market
- ✓ Good storage
- ✓ large, floored attic
- ✓ Non-Standard construction













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some driveways. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

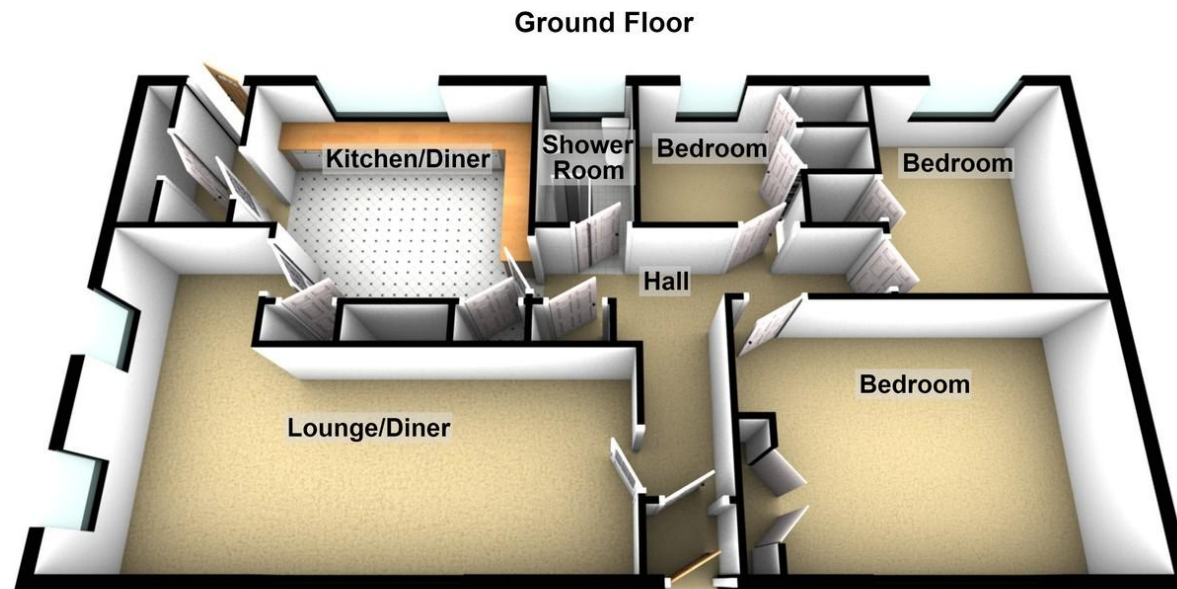
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room Sizes

VESTIBULE

HALL

LOUNGE/DINER

22' 3" x 18' 4" (6.8m x 5.6m)

KITCHEN/BREAKFAST ROOM

11' 1" x 11' 1" (3.4m x 3.4m)

UTILITY ROOM

3' 7" x 5' 2" (1.1m x 1.6m)

BEDROOM

14' 5" x 10' 9" (4.4m x 3.3m)

BEDROOM

12' 9" x 11' 1" (3.9m x 3.4m)

BEDROOM

9' 6" x 7' 10" (2.9m x 2.4m)

SHOWER ROOM

8' 2" x 5' 2" (2.5m x 1.6m)

PLEASE NOTE: 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 or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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