



93 Burghmuir Road, Perth
PH1 1HT

Offers over £249,950

This Property is suitable for LIFT SCHEME purchasers

This beautifully presented semi-detached home on Burghmuir Road, Perth offers an exceptional opportunity for buyers seeking a stylish, move-in-ready property in a highly desirable location. Fully refurbished to a high standard throughout, the home is in true walk-in condition, combining modern finishes with comfortable living spaces ideal for a range of lifestyles.

The property welcomes you with a bright and spacious front-facing lounge, flooded with natural light and thoughtfully designed to provide a relaxing living area. To the rear, the contemporary kitchen has been finished with a sleek, modern aesthetic and offers ample space for casual dining, making it perfect for both everyday living and entertaining. The kitchen leads onto the Sun Room overlooking the large back garden which will be fully turfed for the new clients moving in.

Upstairs, the home boasts three generously proportioned bedrooms, each offering flexibility for family living, guest accommodation, or home working. The chic family bathroom has been tastefully upgraded to a clean, stylish design.

Further benefits include gas central heating and double glazing throughout, ensuring warmth, comfort, and energy efficiency all year round. Externally, the property continues to impress with a private driveway and garage providing convenient off-street parking. The sizeable rear garden offers a fantastic outdoor space, ideal for relaxing, gardening, or entertaining during the warmer months.

Situated in a highly sought-after area of Perth, this property enjoys close proximity to local amenities, reputable schools, and excellent transport links, making it an ideal choice for families and professionals alike.

Early viewing is highly recommended to fully appreciate the quality and appeal of this outstanding home.

Dining

14'6" x 13'5" (4.43 x 4.09)

Sun Room

6'5" x 11'1" (1.96 x 3.40)

Bedroom One

10'2" x 7'9" (3.11 x 2.38)

Bedroom Two

8'2" x 11'4" (2.50 x 3.46)

Bedroom Three

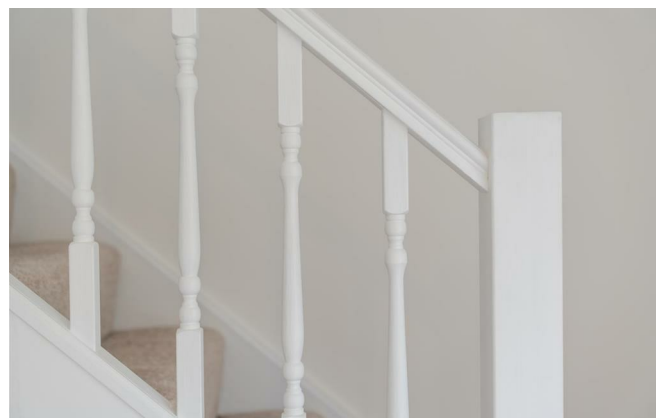
7'11" x 6'9" (2.42 x 2.06)

Bathroom

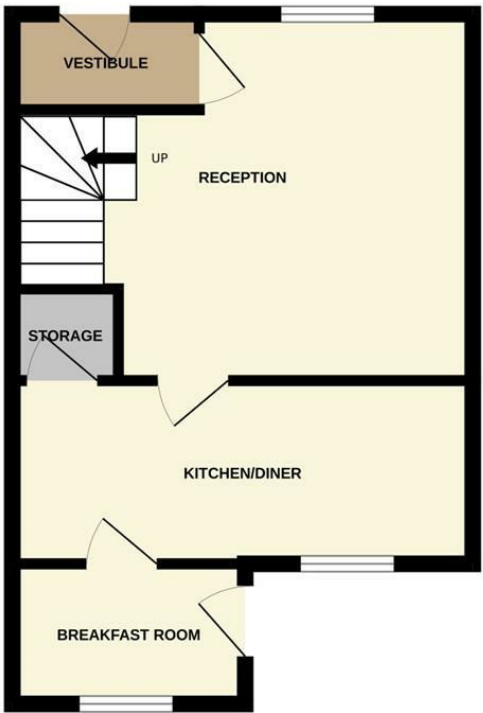




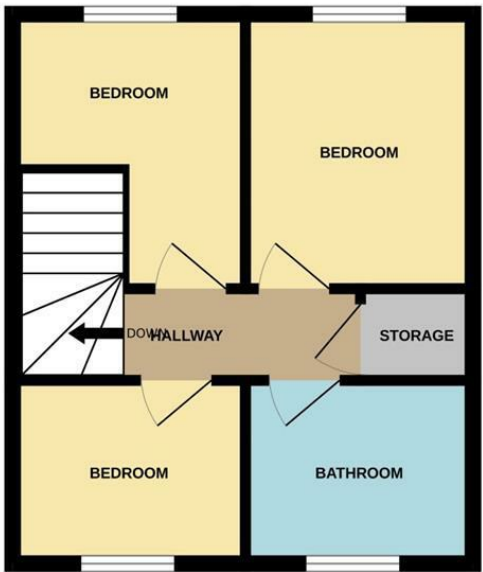
- Immaculate Semi Detached House, The Back Garden Will All Be Turfed For New Purchasers Moving In
- Fully Refurbished Through Out With Three Bedrooms
- Lift Scheme Eligible
- Highly Sought After Location
- Bright Front Facing Lounge and Modern Spacious Kitchen
- Chic Family Bathroom
- Private Driveway & Garage
- Large Private Rear Garden
- Spacious Accommodation Set Over Two Floors



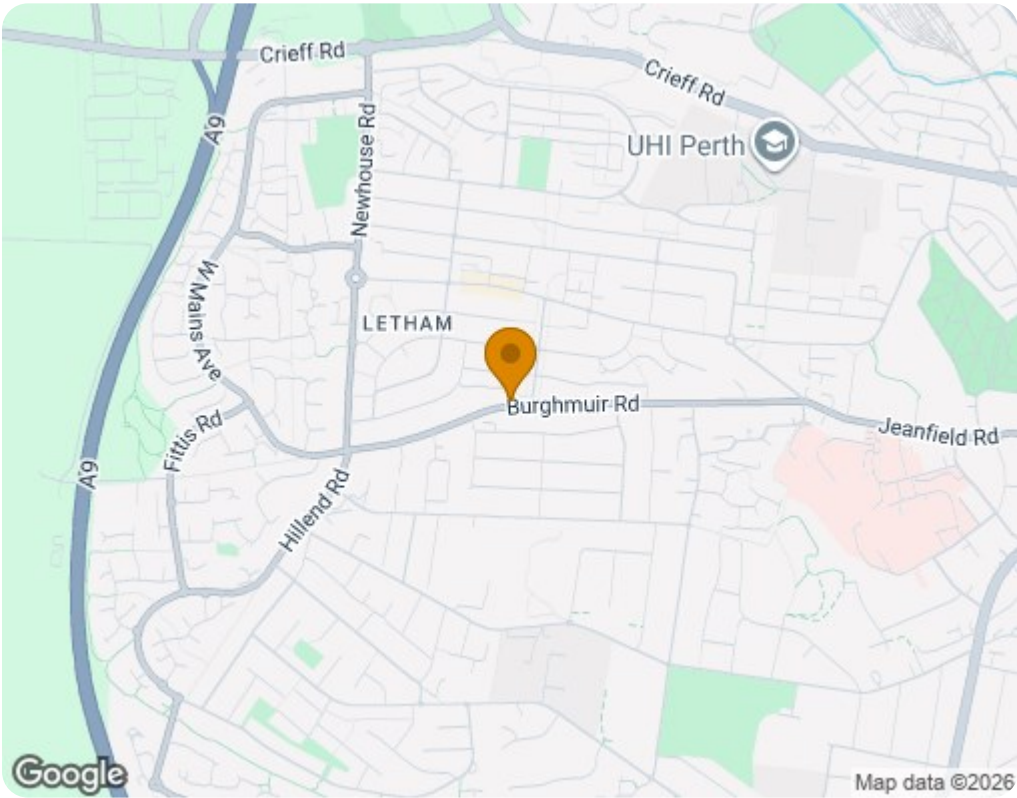
GROUND FLOOR

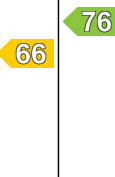
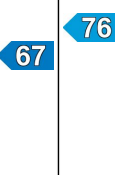


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92 plus) A				
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not energy efficient - higher running costs				
Scotland			EU Directive 2002/91/EC	
				
Environmental Impact (CO₂) Rating				
			Current	Potential
Very environmentally friendly - lower CO ₂ emissions				
(92 plus) A				
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not environmentally friendly - higher CO ₂ emissions				
Scotland			EU Directive 2002/91/EC	
				