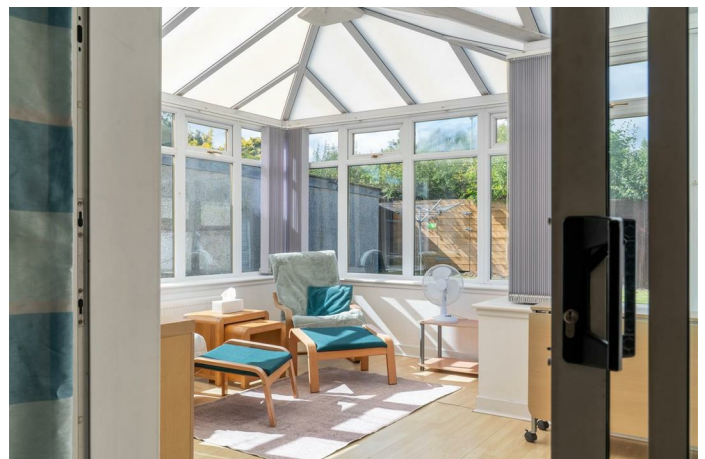




**41 Muirend Gardens, Perth
PH1 1JR**

Offers over £193,950

Simple Approach are delighted to welcome to the market this well-presented semi-detached house situated within a popular residential area of Perth. Offering bright and comfortable accommodation throughout, the property would make an excellent home for a variety of buyers, including first-time buyers, couples and those looking to downsize.

The accommodation comprises a welcoming entrance hallway, bright and spacious lounge, a good-sized kitchen and a useful conservatory providing additional living space and lovely views over the rear garden. There are two well-proportioned bedrooms along with a shower room. The master bedroom benefits from a spacious walk-in wardrobe adding to the fantastic storage space on offer at this property. Further benefits include gas central heating and double glazing throughout, ensuring the property is comfortable all year round. Additionally, the property boasts a partially floored loft allowing adequate utilisation of storage space.

Externally, the property boasts a private driveway providing off-street parking, a semi detached garage and a fully enclosed private rear garden, offering a great space for outdoor relaxation and entertaining.

Ideally positioned within Muirend Gardens, the property is well placed for access to a range of local amenities, schools and transport links, while Perth city center is also within easy reach. Overall, this is a lovely home which is well presented throughout and offers excellent outdoor space, parking and practical accommodation.

Lounge

13'2" x 13'3" (4.02 x 4.06)

Kitchen

8'2" x 8'2" (2.50 x 2.50)

Conservatory

12'5" x 18'2" (3.79 x 5.54)

Bedroom One

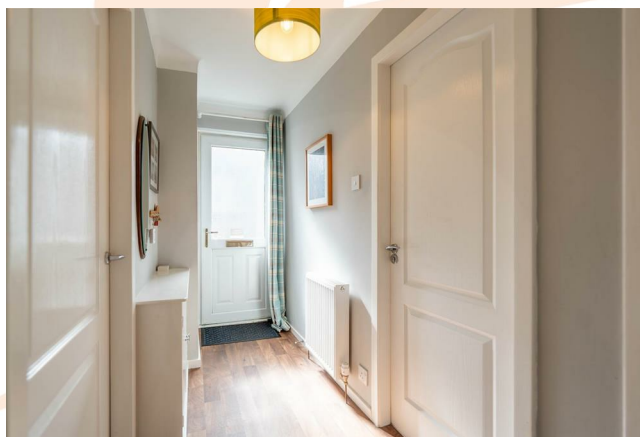
9'3" x 13'2" (2.83 x 4.03)

Bedroom Two

9'4" x 8'3" (2.86 x 2.54)

Shower Room

4'3" x 8'2" (1.31 x 2.50)





- Well Presented Semi Detached House
- Two Bedrooms
- Bright & Spacious Lounge
- Good Sized Kitchen
- Gas Central Heating
- Full Double Glazing
- Private Driveway
- Semi Detached Garage
- Fully Enclosed Spacious Rear Garden



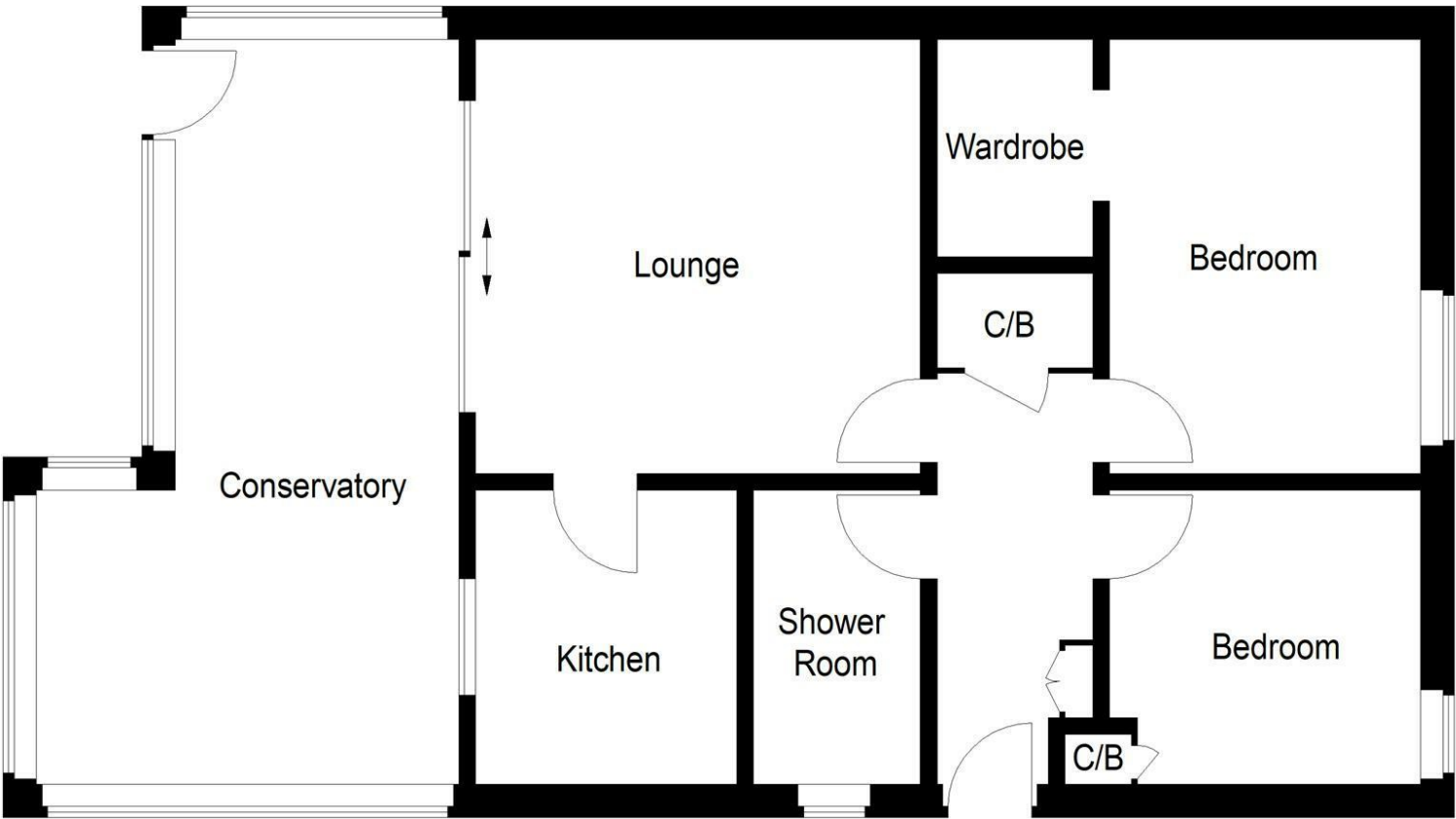
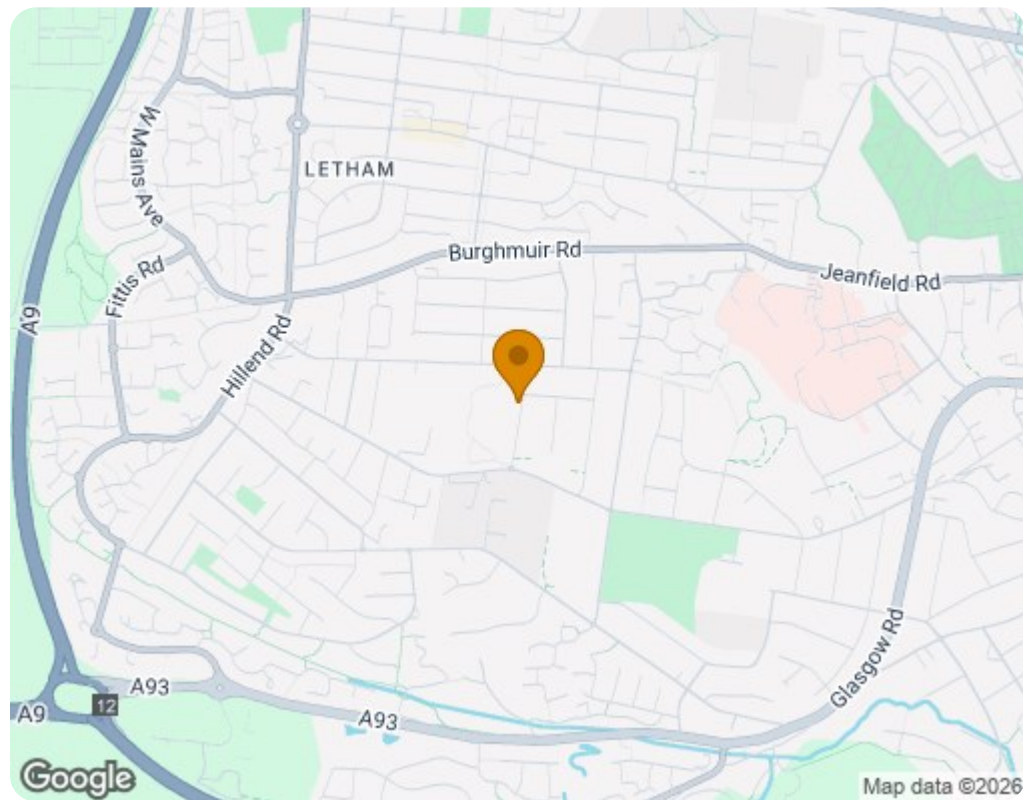


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1333992)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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		