






25 Muirhall Terrace,  
Perth, PH2 7ES



*A most deceptively spacious Detached Villa requiring a scheme of modernisation but with so much potential.*

 5 Bed    2 Bath    2 Reception

Located in the heart of Gannochy district, this most deceptively spacious detached family home requires a scheme of modernisation and lies close to Kinnoull tennis and bowling club and offers easy access to Kinnoull Primary School, and Perth City Centre. This extended property boasts flexible accommodation spread over two floors and offers many traditional features including bright well-proportioned rooms, high ceilings and skirtings, ornate ceiling cornices and ceiling rose. Accommodation on the ground floor comprises a vestibule leading into the hallway with a good sized reception room to either side; a bedroom; shower room; large utility room; walk in pantry; study and a kitchen/dining room with double doors leading out to the rear garden. The range cooker, fridges/freezers, dishwasher and washing machine are included in the sale. On the upper level there are 4 further bedrooms, a box room and a second shower room. This property just keeps on giving and has been a well-loved home for over 50 years by the current owner.

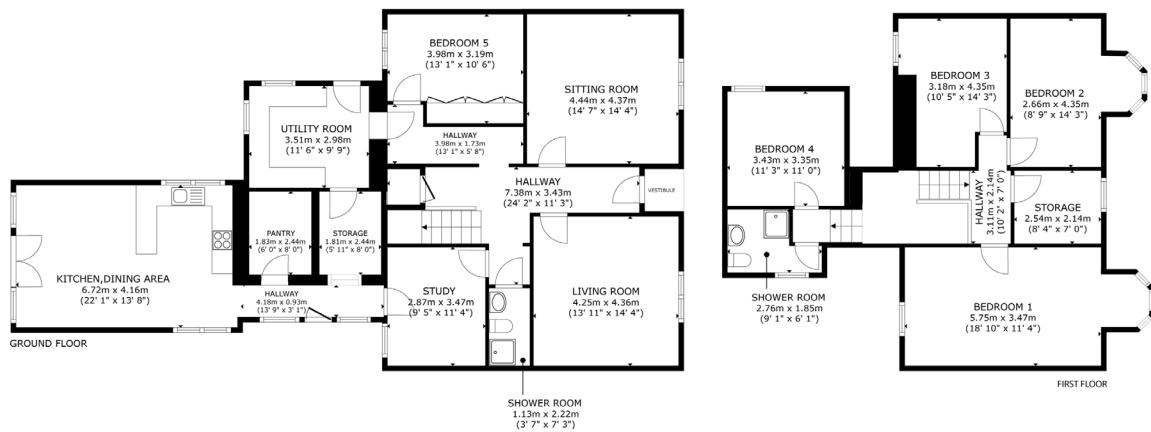
Externally there is a driveway to the front leading to a carport/garage. The front garden is laid with gravel and planted shrubs. The rear garden is large and private with an area of lawn, a patio, garden shed and plenty of mature planting.

Early viewing is indeed very highly recommended to appreciate this 'rare to the market' property, particularly the potential it offers and its prime location.

### Features

- 2 Reception Rooms
- Kitchen/Dining Room
- Utility Room
- Office/Study
- 5 Bedrooms
- Box Room
- 2 Shower Rooms
- Garage/Car Port
- Driveway
- Garden
- EPC Rating E

**Offers Over £375,000**



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GROSS INTERNAL AREA  
 GROUND FLOOR 140.4 m<sup>2</sup> (1,512 sq.ft.); FIRST FLOOR 79.0 m<sup>2</sup> (850 sq.ft.)  
 EXCLUDED AREAS : VESTIBULE 1.2 m<sup>2</sup> (13 sq.ft.)  
 TOTAL : 219.4 m<sup>2</sup> (2,362 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The property is within walking distance of all amenities Perth has to offer including: shops, restaurants, leisure facilities and the North Inch Parklands. Close by, Kinnoull Hill offers fantastic woodland walks, and beautiful views down the Perthshire valley. The area is well connected, with main routes to Edinburgh, Glasgow and Dundee all easily accessible as well as excellent bus and rail routes nearby.

**FOR VIEWING:**

**By appointment only**

Contact Lindsay on:

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property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.