



51 Muirend Gardens,
Perth, PH1 1JR



An extended two-bedroom detached bungalow located in the sought after Oakbank area of Perth

 2 Bed  1 Bath  1 Reception

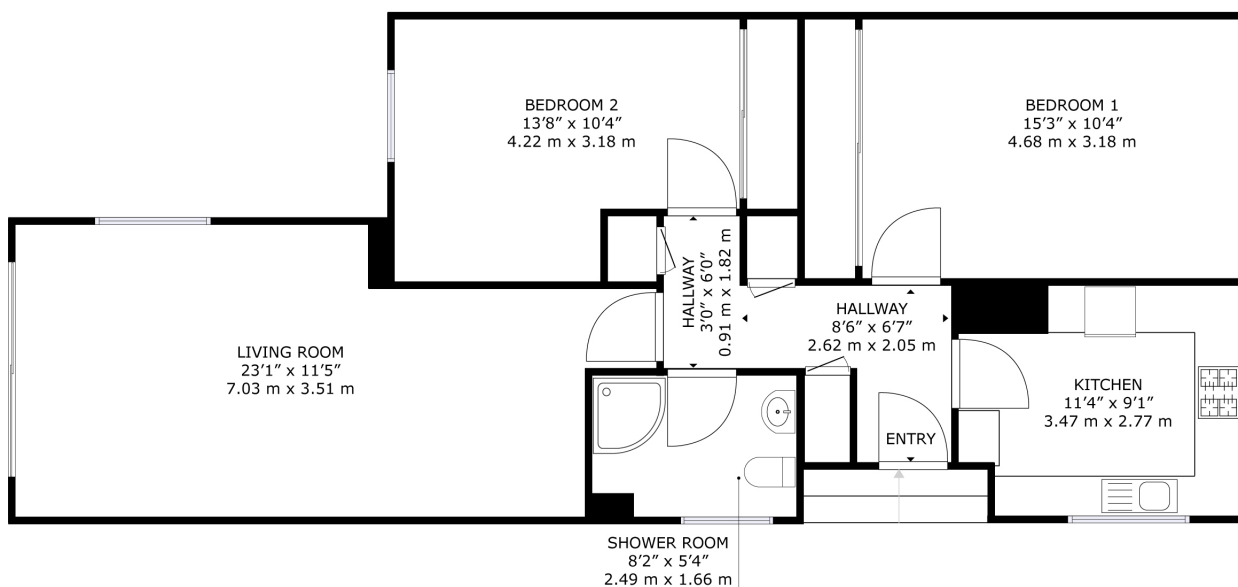
This extended, two-bedroom detached bungalow is located in the sought-after Oakbank area of Perth. It is well suited to a range of buyers, including young families and those looking to retire or downsize.

The main entrance is positioned at the side of the property and opens into a hallway with three storage cupboards. The accommodation comprises a spacious lounge/dining room at the rear, with patio doors opening onto the garden, a modern kitchen at the front, fitted with a range of units and integrated appliances, 2 bedrooms, both with built-in storage and a shower room with a quadrant enclosure, WC, wash-hand basin and heated towel rail. The property benefits from double glazing and gas central heating, supplied by a recently installed boiler. A block-paved driveway at the front provides off-street parking and leads to a carport and single garage. The front and rear gardens are designed for easy maintenance, with gravel landscaping to the front and paving to the rear.

Features

- Detached bungalow in popular residential area
- Modern fitted kitchen
- Hallway with storage
- Large lounge/dining room
- Shower room
- Gardens front and rear
- Driveway, car port and single garage
- EPC Rating C

Offers Over £240,000



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GROSS INTERNAL AREA
TOTAL: 833 sq.ft, 77.4 m²



There area range of local amenities within walking distance including a convenience store with Post Office, primary and secondary schooling as well as a regular bus service. Good road links provide easy access to Perth city centre, while nearby Broxden Roundabout offers convenient connections to destinations across the country.

FOR VIEWING:

By appointment only

Contact Lindsay on:

☎ 01738 630222

✉ perthproperty@lindsays.co.uk

🌐 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. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.