

46 Muirend Road

PERTH, PH1 1JU



*CHARMING FOUR-BEDROOM BUNGALOW WITH
DETACHED GARAGE AND ENCLOSED REAR GARDEN*



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Nestled in the sought-after area of Perthshire, this detached four-bedroom bungalow offers a tranquil retreat within a vibrant community. Situated on a sizeable plot, the property boasts ample space for comfortable living, alongside convenient amenities and scenic views.

Upon arrival, residents are greeted by a driveway to the side, providing parking for numerous vehicles and leading to a detached large garage, ensuring practicality and convenience for homeowners and guests alike. The entrance vestibule sets the tone for the property's inviting atmosphere, leading seamlessly into a spacious hallway that provides access to all rooms.

The heart of the home is the open-plan living/dining room, characterised by its expansive layout, large front aspect, and welcoming fireplace. This versatile space effortlessly transitions into the refitted modern kitchen, creating an ideal setting for entertaining or everyday family gatherings. The kitchen itself is thoughtfully designed, featuring ample cupboard space, appliance provisions, and a utility room for added convenience, with direct access to the driveway.









The accommodation comprises a generously sized master bedroom complete with an en-suite. There are three additional bedrooms providing ample space for family members or guests, while a retro bathroom finished in a coloured suite adds a touch of character and nostalgia to the home.





Bedroom 2





Bedroom 3

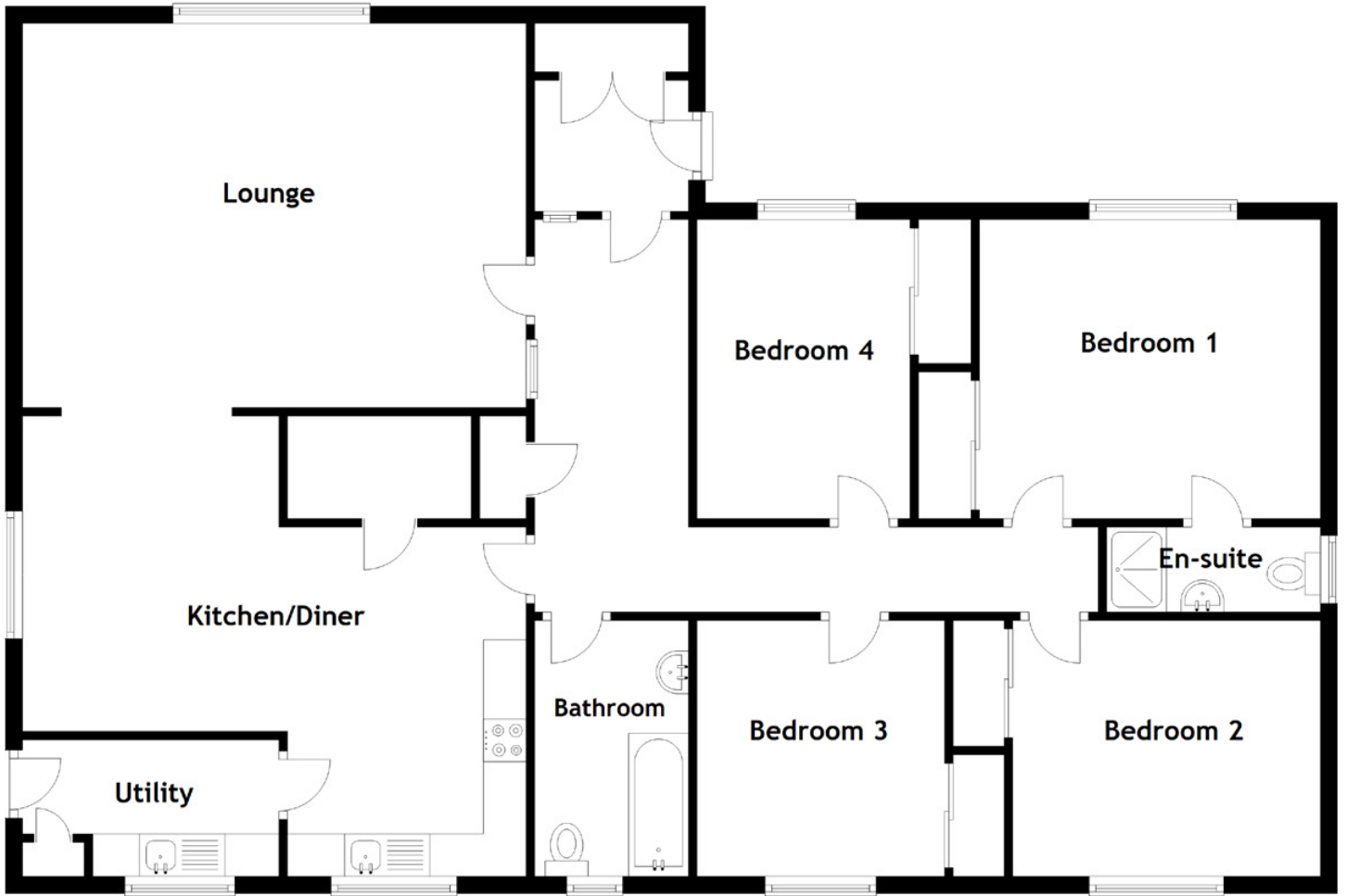




Bedroom 4







Approximate Dimensions

(Taken from the widest point)

Lounge	5.90m (19'4") x 4.50m (14'9")
Kitchen/Diner	5.90m (19'4") x 5.40m (17'9")
Bedroom 1	4.00m (13'1") x 3.50m (11'6")
Bedroom 2	3.60m (11'10") x 3.00m (9'10")
Bedroom 3	3.00m (9'10") x 2.90m (9'6")
Bedroom 4	3.50m (11'6") x 2.50m (8'2")
Bathroom	3.00m (9'10") x 1.80m (5'11")
En-suite	2.50m (8'3") x 1.00m (3'3")
Utility	3.00m (9'10") x 1.60m (5'3")

Gross internal floor area (m²): 137m²

EPC Rating: C



Outside, the rear garden is a haven of tranquillity, boasting a well-stocked array of flowers, shrubs, and hedging, complemented by a lush lawned area. Whether enjoying a morning coffee or hosting al fresco gatherings, the outdoor space provides a picturesque backdrop for leisure and relaxation.

Located in a highly desirable part of Perth, the property benefits from its proximity to local amenities, schools, and recreational facilities, enhancing the quality of life for its residents. Furthermore, the scenic views to the front add an extra dimension of charm and appeal, creating an idyllic setting for those seeking a peaceful yet connected lifestyle.

In summary, this detached four-bedroom bungalow epitomizes comfortable and stylish living, offering a blend of modern convenience and timeless elegance within a picturesque setting. With its spacious interior, convenient amenities, and scenic surroundings, this property presents an exceptional opportunity to embrace the quintessential charm of Perthshire living.

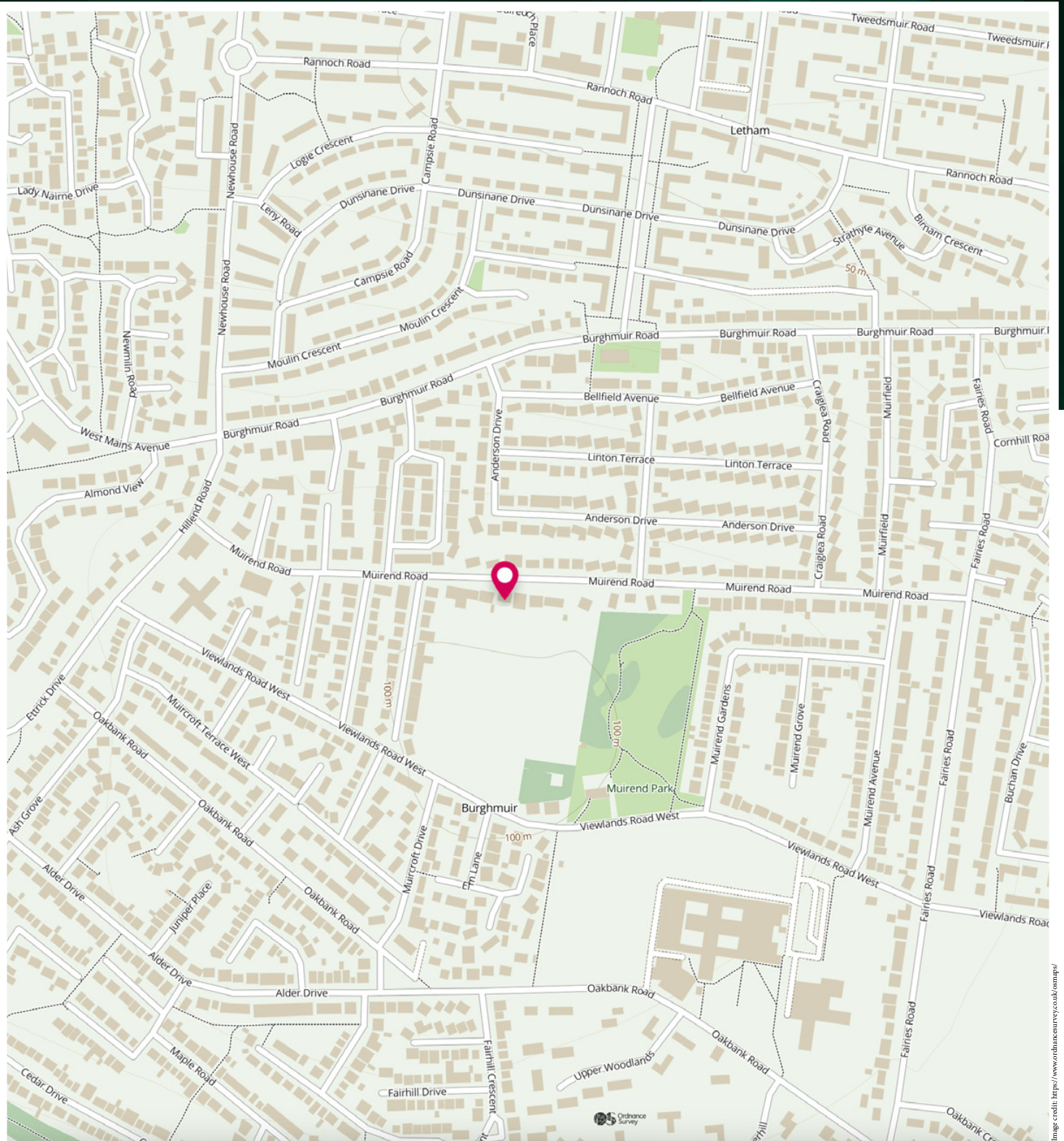




Perth, often referred to as the “Fair City,” is located on the banks of the River Tay in central Scotland. It holds significant importance in Scotland’s history, having been the country’s capital in the past. Today, Perth is known for its picturesque setting, with charming streets lined with historic buildings and a scenic riverfront. The city boasts a rich cultural heritage, with landmarks such as Scone Palace, where Scottish kings were crowned, and St. John’s Kirk, a medieval church with striking architecture.

Perth also offers a range of cultural attractions, including art galleries, museums, and theatres, as well as numerous shops, restaurants, and cafes. Additionally, its proximity to the Scottish Highlands makes it a popular gateway for outdoor enthusiasts looking to explore the stunning natural landscapes of Scotland.

The Location



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