

Simple Approach



**26 Muirend Gardens, Perth
Perthshire PH1 1JR**

Offers over £190,000

Simple Approach are excited to welcome this spacious and beautifully presented semi-detached house on Muirend Gardens to the residential market. Set in the heart of the ever desirable area of Oakbank this property is ideally placed to take advantage of nearby amenities as well as for its accessibility to the City Centre of Perth situated just minutes drive away via regular bus route. This lovely family home comes to the market in excellent condition throughout, comprising; a bright and spacious lounge with fresh carpeting, a large fitted kitchen with ample room for appliances and a sizable dining room table, two large double bedrooms, a further box room and a fresh white family bathroom with shower over bath facility. Boasting sought-after features such as gas central heating, double glazing and a fully enclosed large garden to the rear. This property lends itself to a wide range of buyers and would be the perfect purchase for any first time buyer or growing family looking for a well located home in move-in condition throughout. Viewing is absolutely essential to appreciate the overall package on offer.

11'5" x 12'7" (3.50 x 3.86)

Kitchen/ Dining Room

16'4" x 9'0" (4.99 x 2.76)

Bathroom

6'2" x 5'0" (1.89 x 1.53)

Bedroom

9'4" x 8'4" (2.86 x 2.56)

Bedroom

9'4" x 12'2" (2.86 x 3.72)

Boxroom

6'3" x 7'2" (1.92 x 2.19)

Location

Oakbank is one of the more sought-after areas of Perth,

due to its close proximity to reputable Primary and Secondary schools including Oakbank, Viewlands, Perth High School and Perth Academy all within walking distance of this property's doorstep. A regular bus route is set just feet away from Muirend Grove providing quick routes to and from Perth City Centre for all High Street shopping, as well as more local amenities such as shops, restaurants and a post office all situated closeby.

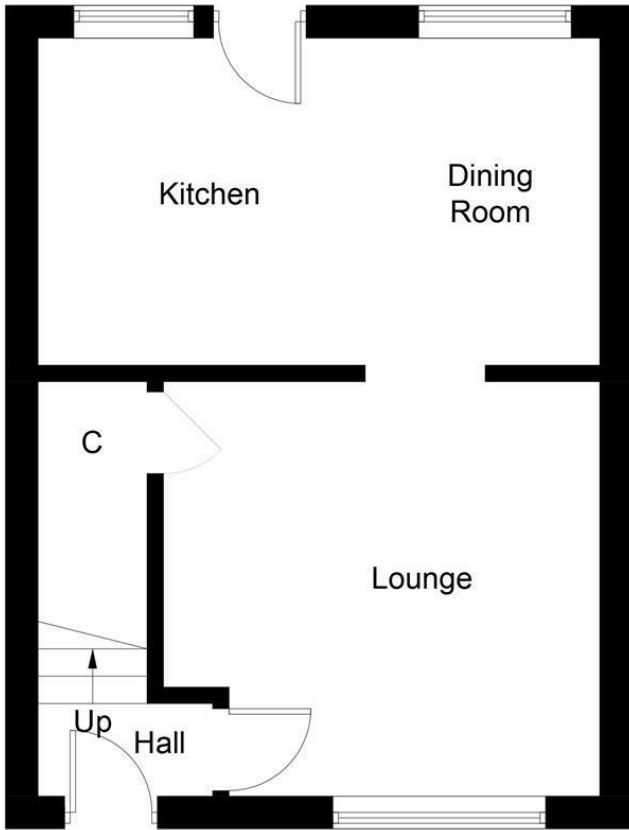
For the commuter, both the Broxden and Inveralmond Roundabout are located minutes away, providing quick links to Dundee, Edinburgh, Glasgow and Inverness where needed.



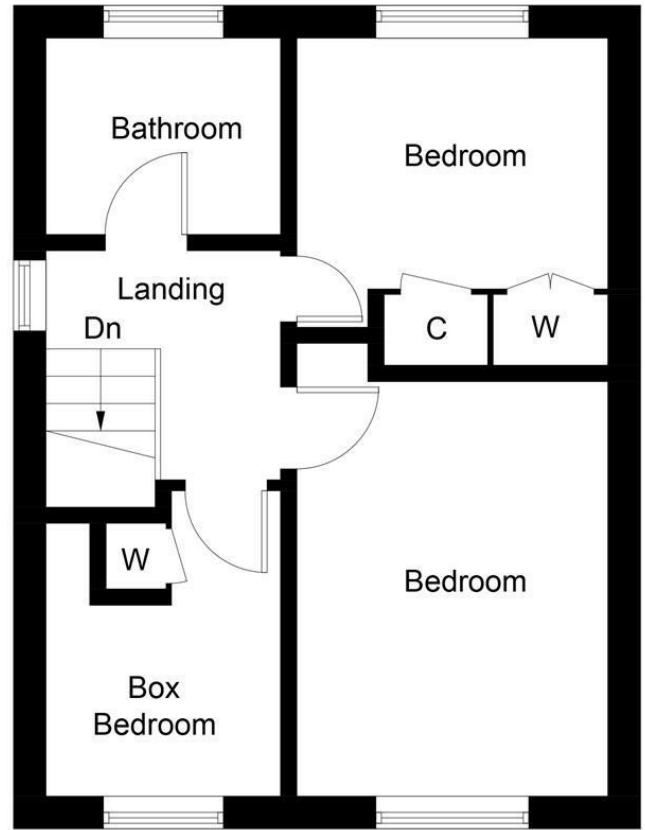


- Large Driveway to The Front
- Spacious Private Enclosed Garden To Rear
- Gas Central Heating And Double Glazing
- Bright and Spacious Lounge
- Large Kitchen Diner
- Two Large Room With The Additional Single Bedroom





Ground Floor



First Floor



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 (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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