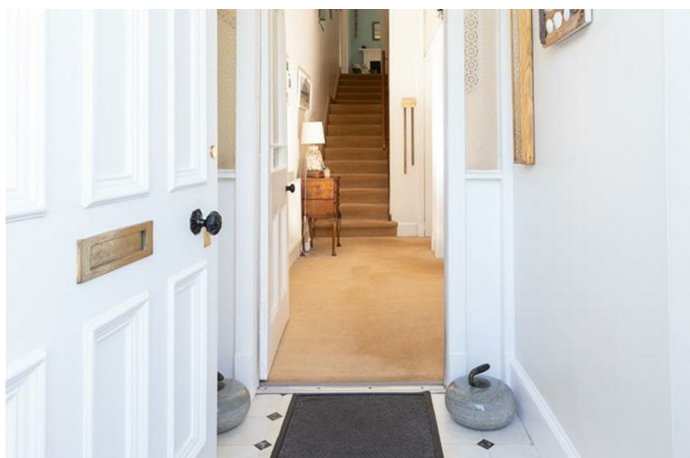


Simple Approach



**4 Muirhall Bank, Perth  
Perthshire PH2 7ET**

**Offers over £274,950**



## 4 Muirhall Bank, Perth, Perthshire PH2 7ET

Simple Approach are delighted to bring this 4 bed End-Terraced house on Muirhall Bank to the Perthshire market. This stunning Late Victorian house to the front offers charm and character with its original features such as the high ceilings, ornate cornices, staircase and open fire combined with its sought-after modern features such as gas central heating and benefitting from four bedrooms. Buyers are offered a large move-in condition family home, within walking distance of Perth City Centre with the benefit of a very private front garden and a beautiful enclosed garden to the rear. This property absolutely must be viewed in order to appreciate the amount of accommodation and fantastic location on offer. Catchment Area for schools is Kinnoull Primary.

### Living Room

18'1" x 14'0" (5.53 x 4.28)

### Dining Room

15'7" x 12'9" (4.75 x 3.91)

### Kitchen

10'2" x 12'0" (3.11 x 3.66)

### W/C

2'11" x 5'10" (0.89 x 1.8)

### Bathroom

10'0" x 6'5" (3.05 x 1.97)

### Main Bedroom

18'1" x 12'3" (5.53 x 3.74)

### Bedroom 2

10'4" x 9'8" (3.16 x 2.97)

### Bedroom 3

12'10" x 12'3" (3.93 x 3.74)

### Bedroom 4

6'6" x 9'8" (1.99 x 2.95)

### External

This property comes with on street parking and a very private back and front garden to enjoy on the sunny summer evenings.

### Location

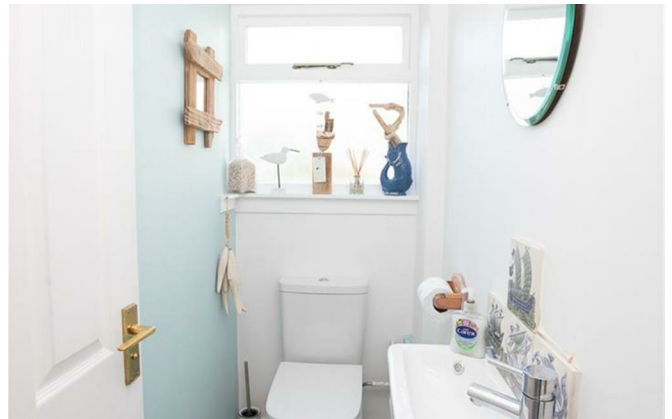
Muirhall Bank is perfectly situated to take advantage of the Ample Amenities that are available in Perth City Centre. In addition, some of Scotlands best road links are available, allowing the commuter access to dual carriageways for travel to Dundee, Edinburgh and Glasgow within just a few minutes.







- 4 Bedroom End Terraced House
- Beautiful Large Gardens
- Move-in Condition Throughout
- 3 Double Bedrooms 1 Single
- Gas Central Heating
- Open Working Fire
- Bright and Spacious Living Accommodation
- Very Private Front and Back Garden





| Energy Efficiency Rating  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A   |         | 78                      |
| (81-91) B   |         |                         |
| (69-80) C   |         |                         |
| (55-68) D   |         | 37                      |
| (39-54) E   |         |                         |
| (21-38) F   |         |                         |
| (1-20) G  |         |                         |
| Not energy efficient - higher running costs                     |         |                         |
| Scotland  |         | EU Directive 2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|   | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A   |         | 73                      |
| (81-91) B   |         |                         |
| (69-80) C   |         |                         |
| (55-68) D   |         | 31                      |
| (39-54) E   |         |                         |
| (21-38) F   |         |                         |
| (1-20) G  |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| Scotland  |         | EU Directive 2002/91/EC |