

Simple Approach



**34 Muirfield, Perth  
Perthshire PH1 1JJ**

**Offers over £239,950**



Simple Approach are pleased to welcome this three bedroom detached family home on Muirfield to the residential market. Set within a highly desirable location, this lovely property would be the ideal purchase for any growing family, first time buyer or mature couple looking for a well located home with ample living space throughout. Muirfield comprises; a spacious entrance hallway, a bright lounge with stunning floor to ceiling windows allowing for plentiful natural light to flood the room, a large fitted kitchen with breakfast bar feature, three sizable bedrooms two of which have useful fitted wardrobe space and a family shower room. This lovely home further benefits from modern comforts such as; gas central heating, double glazing, a large driveway which will comfortably fit multiple cars, a garage and a private rear garden. This property lends itself to a wide range of buyers, viewing is essential to appreciate this fantastic family home of offer.

**Lounge**

10'1" x 24'2" (3.09 x 7.38)

**Kitchen**

11'8" x 10'3" (3.57 x 3.13)

**Entrance Vestibule**

7'4" x 5'8" (2.26 x 1.74)

**Entrance Hallway**

13'0" x 11'1" (3.98 x 3.39)

**Bedroom**

13'10" x 8'5" (4.23 x 2.58)

**Bedroom**

10'11" x 10'2" (3.35 x 3.11)

**Bathroom**

8'4" x 6'1" (2.56 x 1.86)

**Bedroom**

16'1" x 8'6" (4.91 x 2.61)







- Detached Family Home
- Large Front Facing Windows
- Private Rear Garden
- Three Generous Bedrooms
- Sizable Kitchen
- Desirable Location
- Bright & Spacious Lounge
- Large Driveway & Garage



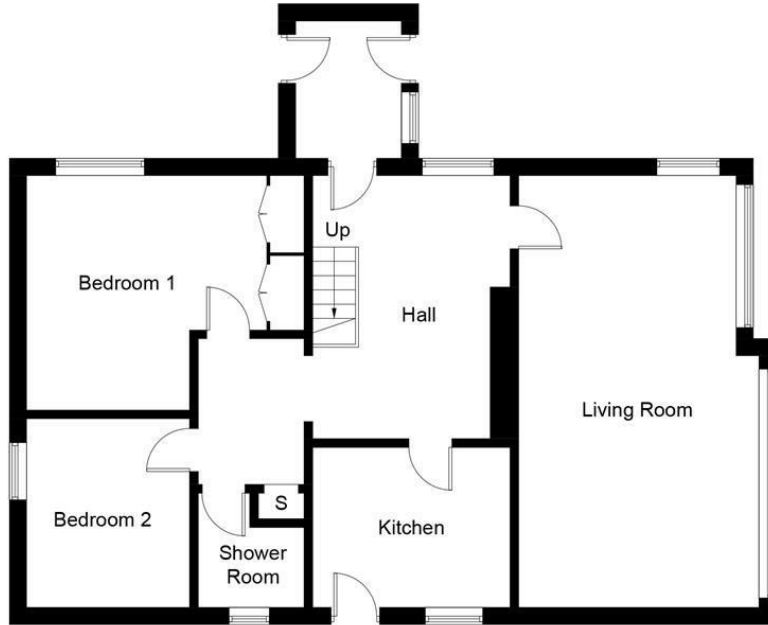
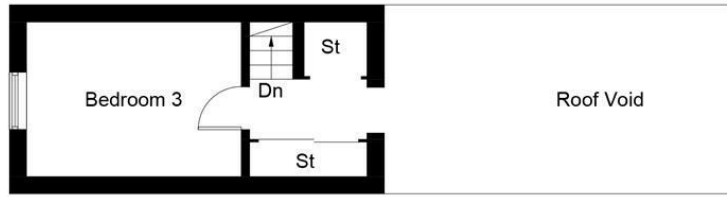


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID947280)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		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) <b>A</b>			<b>79</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>50</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	