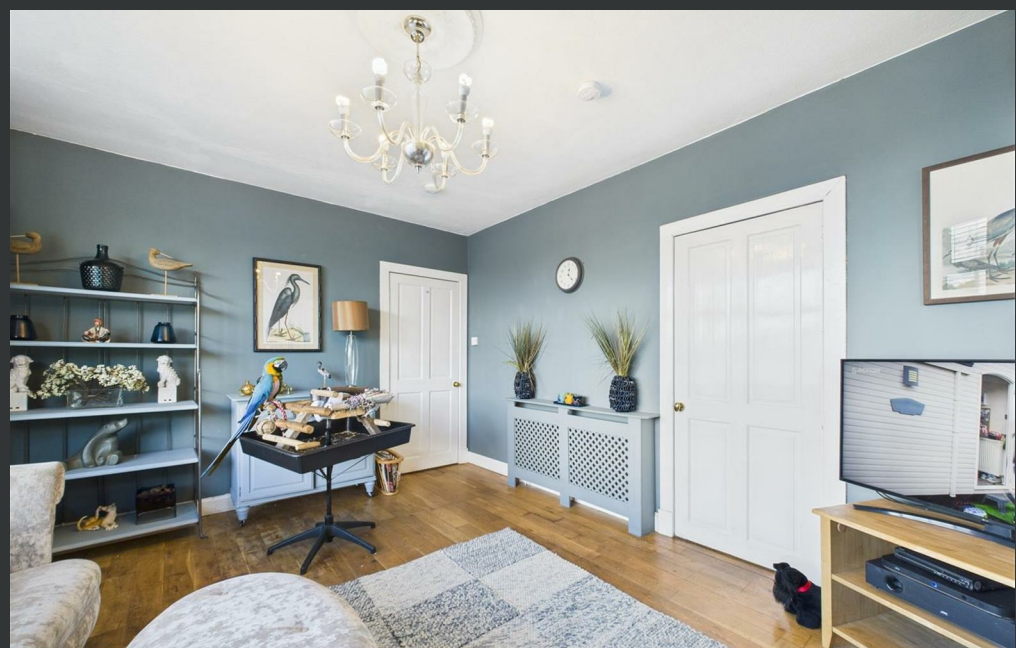
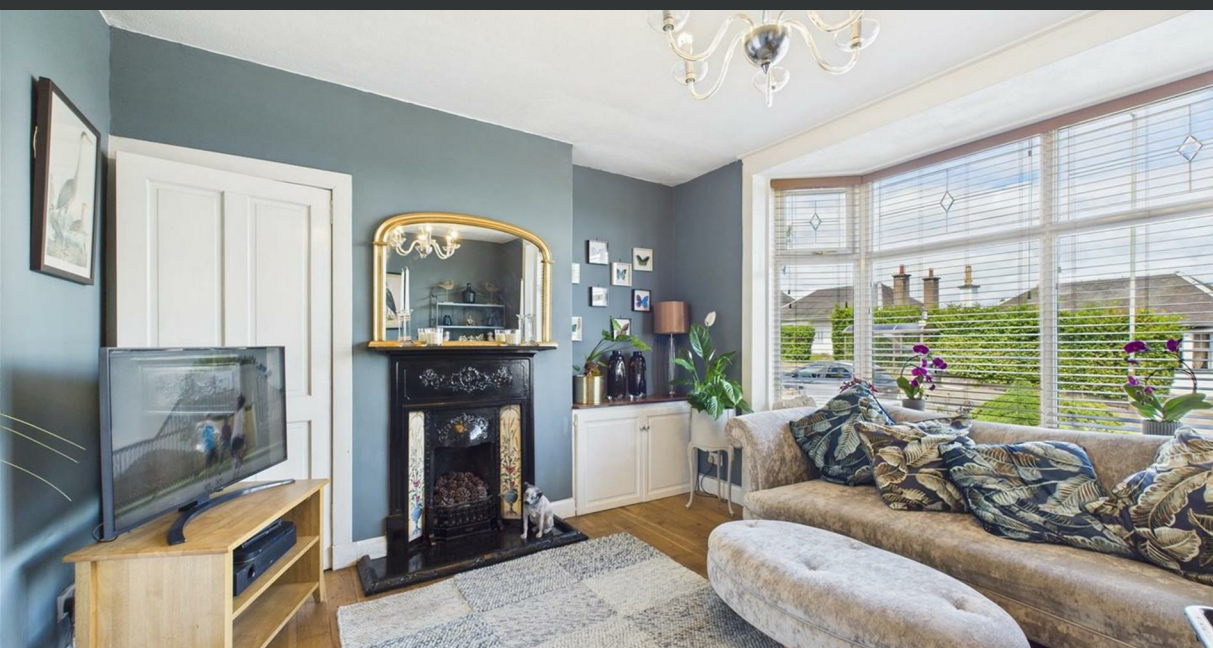




34 Burghmuir Road, Perth, PH1 1LU
Offers over £260,000

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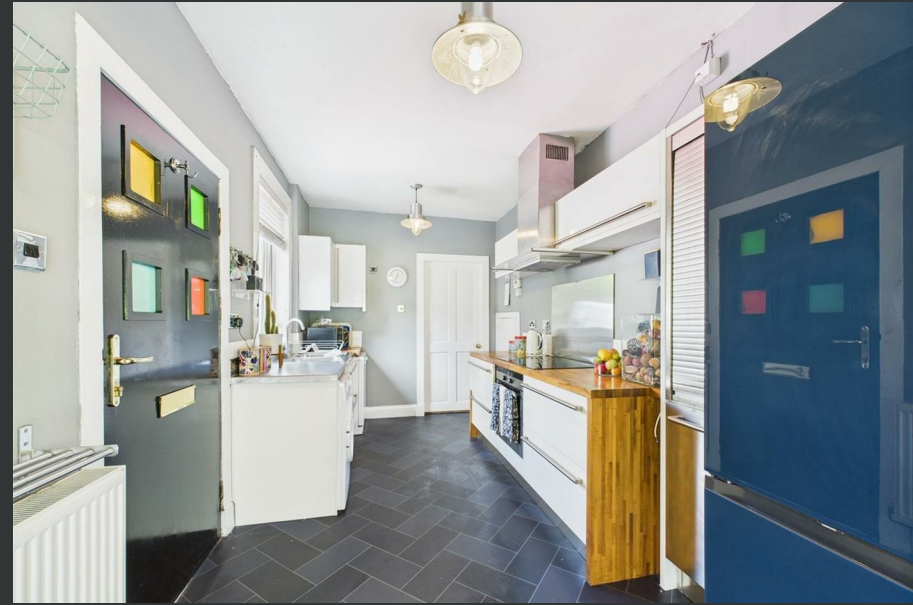
34 Burghmuir Road Perth, PH1 1LU

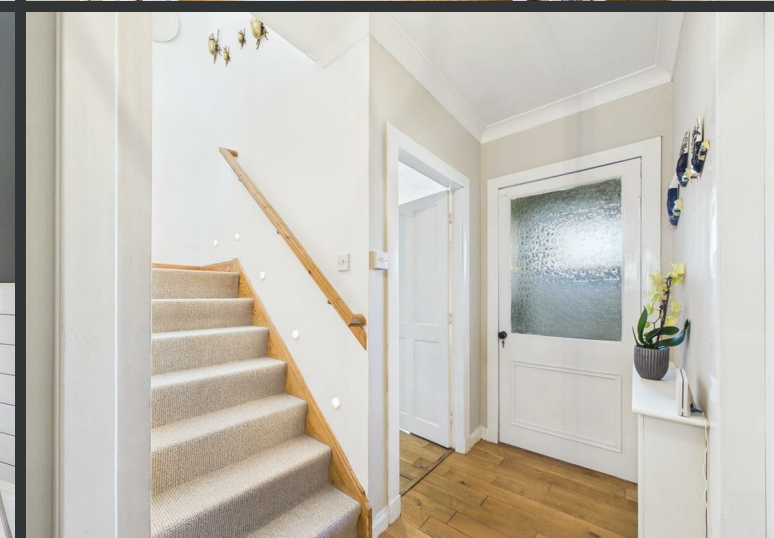
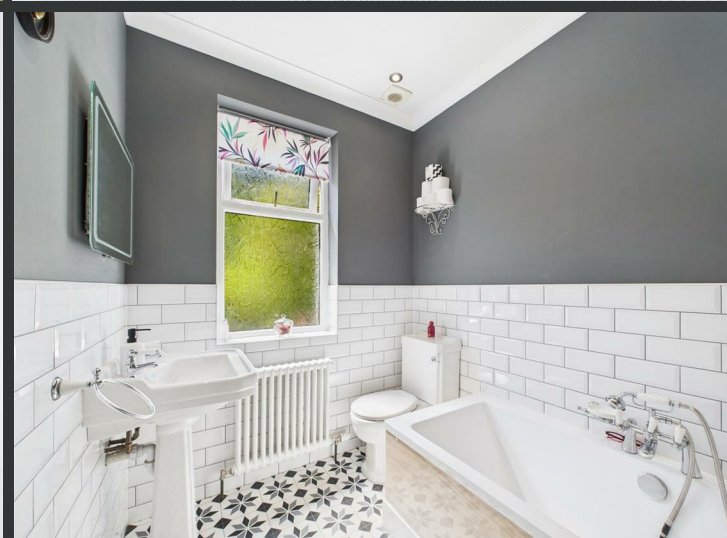
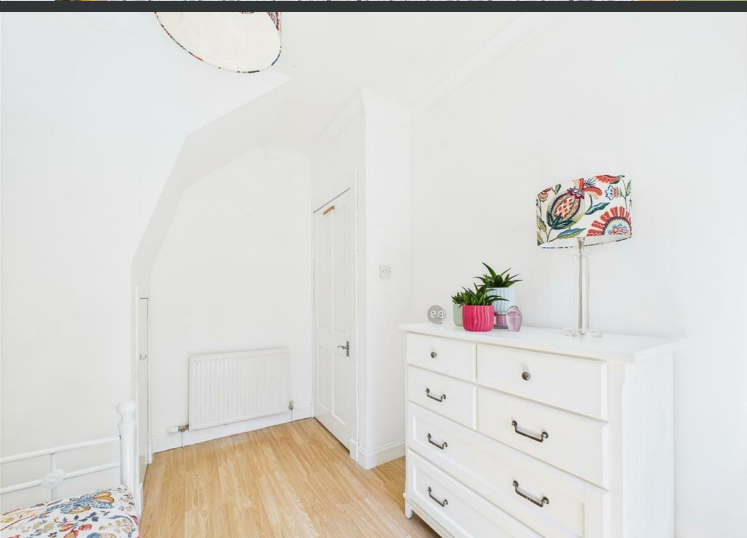
- 4 bedrooms 1 en-suite
- Attractive kitchen
- Stylish bathroom
- South-facing rear garden
- Well-connected residential location
- Spacious lounge with bay window
- Bright conservatory
- Versatile accommodation
- Ample private parking
- Move-in condition with tasteful décor

Set within one of Perth's most desirable residential areas, this beautifully presented four bedroom semi-detached home at 34 Burghmuir Road offers bright, flexible accommodation spread over two levels. The home blends traditional charm with modern enhancements and sits on a generous plot featuring a spacious rear garden and gated driveway parking.

Accessed via a secure front porch with locking doors on both sides, the main level hosts three well-proportioned bedrooms, a stylish bathroom, and a charming living room with bay window, real coal fireplace which has a back boiler attached, and a press. The property includes an attractive kitchen, fitted with sleek units, worktops, quality appliances, and additional storage space with a pantry and opening onto a sunny conservatory—perfect for morning coffee or evening relaxation while enjoying views of the garden. Upstairs, the converted loft offers a fourth bedroom complete with its own en suite, and fitted wardrobe ideal for guests or a possible office or playroom for children, within the eaves the remainder of the attic is floored providing ample storage space. Although there has been a loft conversion, all the main living areas can be accessed on the ground level. Externally, the property boasts a beautifully landscaped and south-facing rear garden, mainly laid to lawn and complemented by mature planting, the garden includes a green house, vegetable patch and raised beds providing a country living feel. To the front, a gated monoblock driveway provides secure off-street parking for multiple vehicles. This superb home offers the perfect blend of comfort, space, and convenience in a sought-after Perth location, making it an ideal purchase for families, or anyone seeking a quality home close to town amenities.

Offers over £260,000



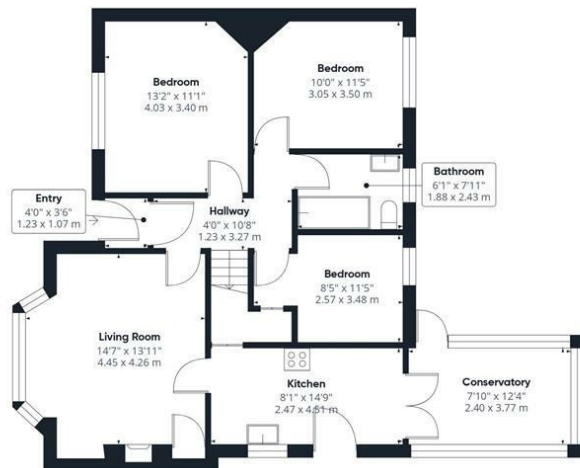


Location

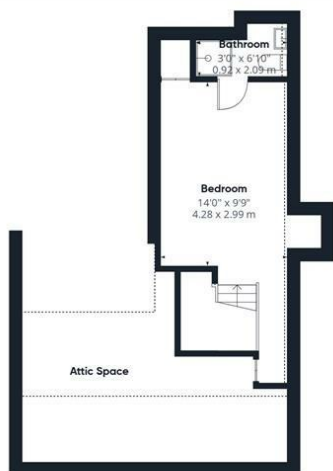
Burghmuir Road is ideally positioned within easy reach of Perth city centre while benefiting from a peaceful residential setting. The area is well-served by local amenities including PR1, shops, supermarkets, and cafes. The postcode allows the choice of Viewlands Primary School, Oakbank Primary School, the newly built Perth high school and Perth Academy as well as several others this make's it a popular choice for families. Excellent transport links—including nearby bus routes and easy access to the A9 and M90—ensure quick connectivity to Dundee, Edinburgh and beyond. Parks, leisure centres and scenic walks along the River Tay are all within close proximity, offering both convenience and quality of life in this highly regarded part of Perth.







Ground floor



Floor 1



Approximate total area⁽¹⁾

1127 ft²
104.7 m²

Reduced headroom

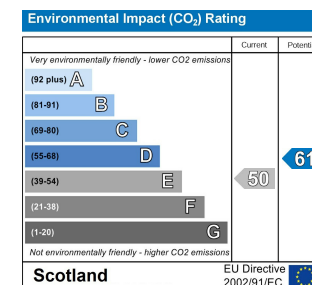
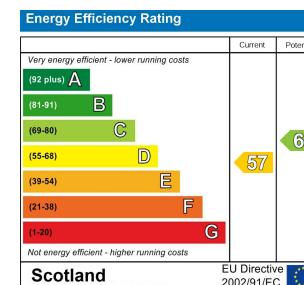
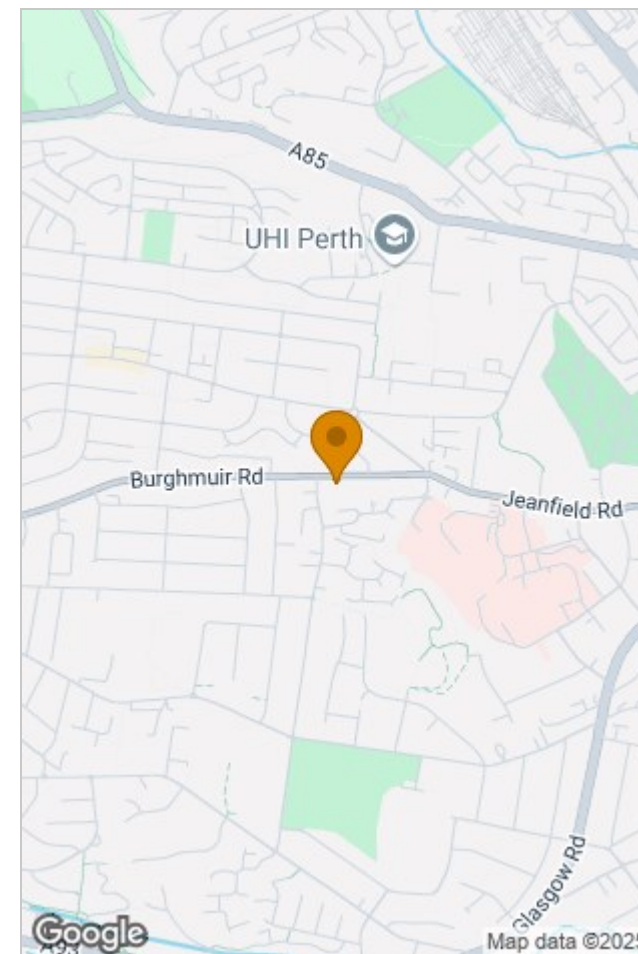
19 ft²
1.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.