



The Birches , Perth, PH1 4HF
Offers over £315,000



The Birches

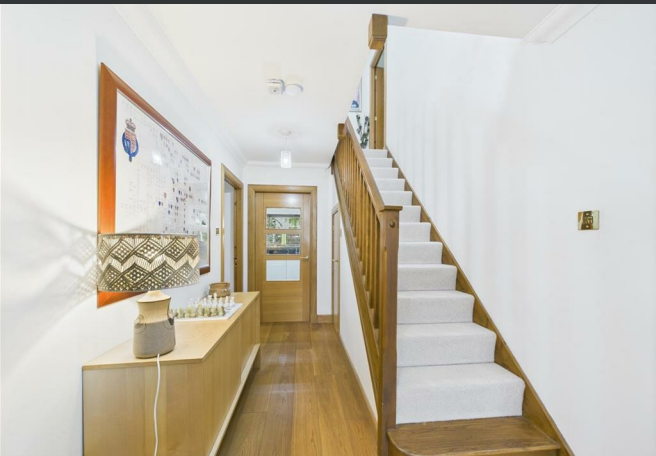
Perth, PH1 4HF

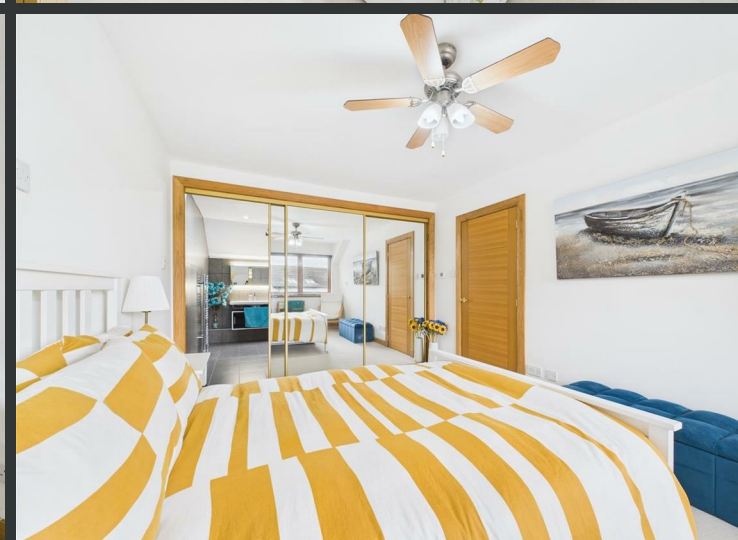
- Four bedroom detached home
- Superb open-plan kitchen/diner
- Oil central heating & double glazing
- Very private garden grounds
- Stylish interiors throughout
- Spacious living room
- Two bathrooms + ground floor WC
- Utility room for added convenience
- Off-street parking via driveway
- Peaceful village setting

Tucked away in the peaceful village of Murthly, The Birches is a beautifully presented four-bedroom detached home offering a perfect blend of modern comfort and countryside charm. Set on a generous plot with landscaped gardens, this property is ideal for growing families or anyone seeking a quieter pace of life.

The interior is bright and contemporary throughout, featuring a spacious lounge with double glass doors. The stunning open-plan kitchen/diner is the heart of the home, complete with sleek units, integrated appliances, and ample space for entertaining. French doors open to the rear garden, seamlessly connecting indoor and outdoor living. Also on the ground floor, you'll find a bedroom/office, utility room, WC, and practical storage. Upstairs hosts three well-proportioned double bedrooms – the principal room is particularly generous with its own en-suite – along with a lovely family bathroom. Externally, the private rear garden is well maintained, offering seating areas, mature planting, and a tranquil setting that backs onto trees for added privacy. A driveway provides ample off-street parking. With quality finishes, a thoughtful layout, and a fantastic village location, this home ticks all the boxes for relaxed, rural living within easy reach of Perth and beyond.

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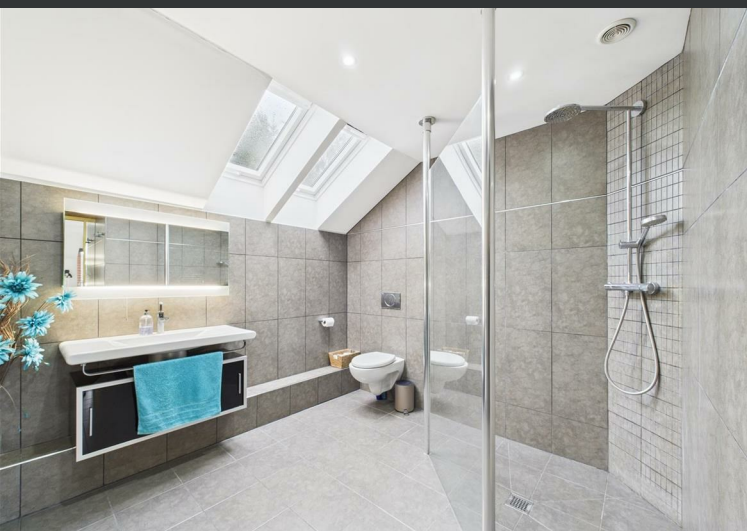


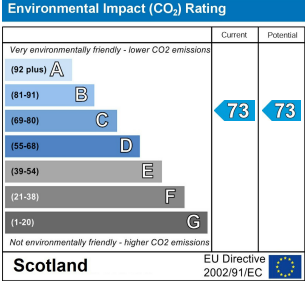
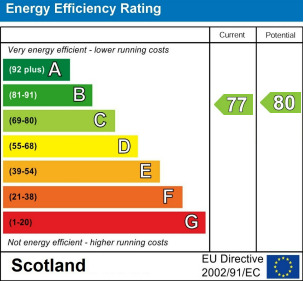


Location

Murthly is a sought-after village nestled along the River Tay in Perthshire, known for its peaceful, semi-rural charm and strong sense of community. Surrounded by woodland and farmland, the village offers an idyllic setting while remaining highly accessible, with Perth just 20 minutes away by car. Local amenities include a village shop, primary school, and woodland walks, while nearby Dunkeld offers cafes, galleries, and scenic riverside views. With easy access to the A9, commuters benefit from swift links to Perth, Inverness, and beyond. It's a perfect balance of tranquillity and convenience for families and professionals alike.







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.