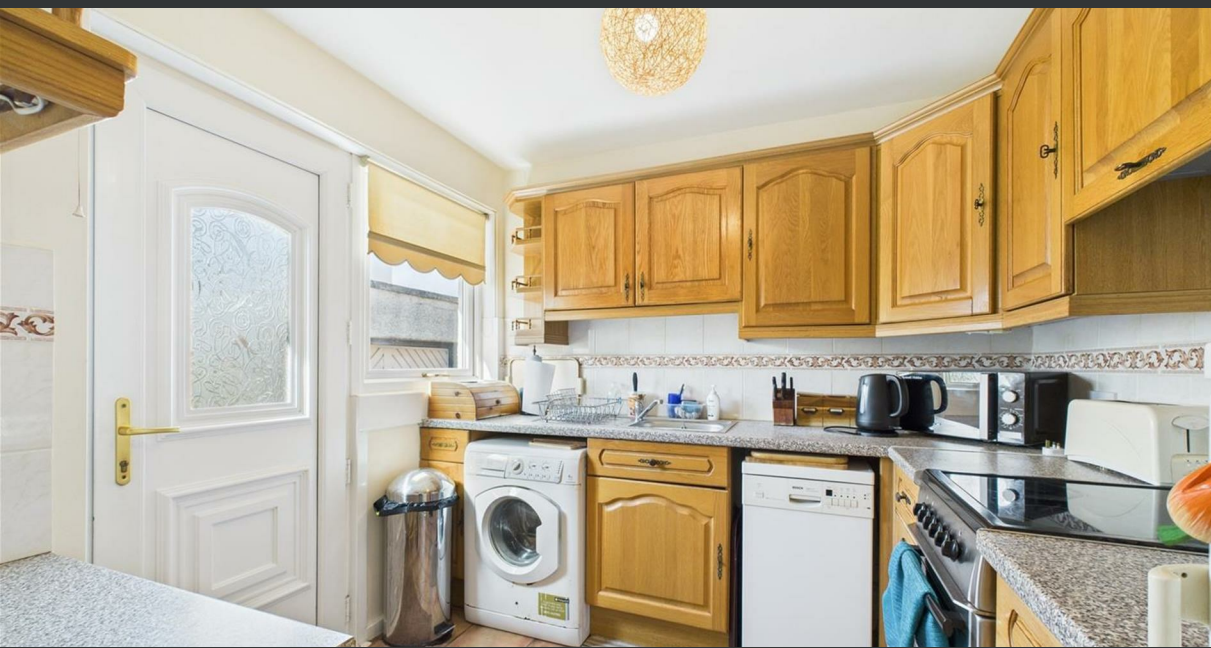




11 Muirend Avenue, Perth, PH1 1JL
Offers over £190,000



11 Muirend Avenue Perth, PH1 1JL

- Semi-detached bungalow
- Fitted kitchen with good storage
- Two double bedrooms with storage
- Enclosed, low-maintenance rear garden
- Single garage for secure storage/parking
- Spacious lounge with feature fireplace
- Bright sunroom overlooking rear garden
- Stylish modern shower room
- Front garden with driveway parking
- Ideal for downsizers, couples, or first-time buyers

11 Muirend Avenue is an attractive two-bedroom semi-detached bungalow, located within a peaceful residential area of Perth. Offering well-balanced accommodation on one level, along with a sunroom, gardens, and a garage, this property is perfectly suited to downsizers, couples, or first-time buyers.

The welcoming hallway leads into a bright and generously sized lounge, complete with a feature fireplace and ample room for both relaxation and dining. The fitted kitchen is well arranged with good storage and workspace, and provides direct access to the rear garden. A charming sunroom extends the living space further, creating an ideal spot to enjoy the outdoors all year round. There are two double bedrooms, each offering comfortable proportions and built-in storage. The accommodation is completed by a stylish modern shower room with contemporary tiling and fittings. Externally, the property enjoys a neatly landscaped front garden and a private driveway leading to a single garage. The enclosed rear garden is low maintenance, with paved and gravel areas, seating space, and planting, providing an excellent outdoor retreat. 11 Muirend Avenue presents a superb opportunity to acquire a well-maintained home in a sought-after residential location.

Offers over £190,000



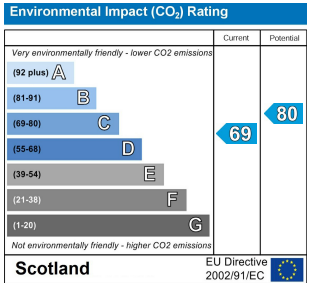
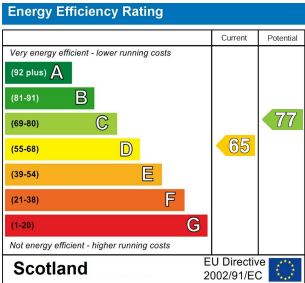
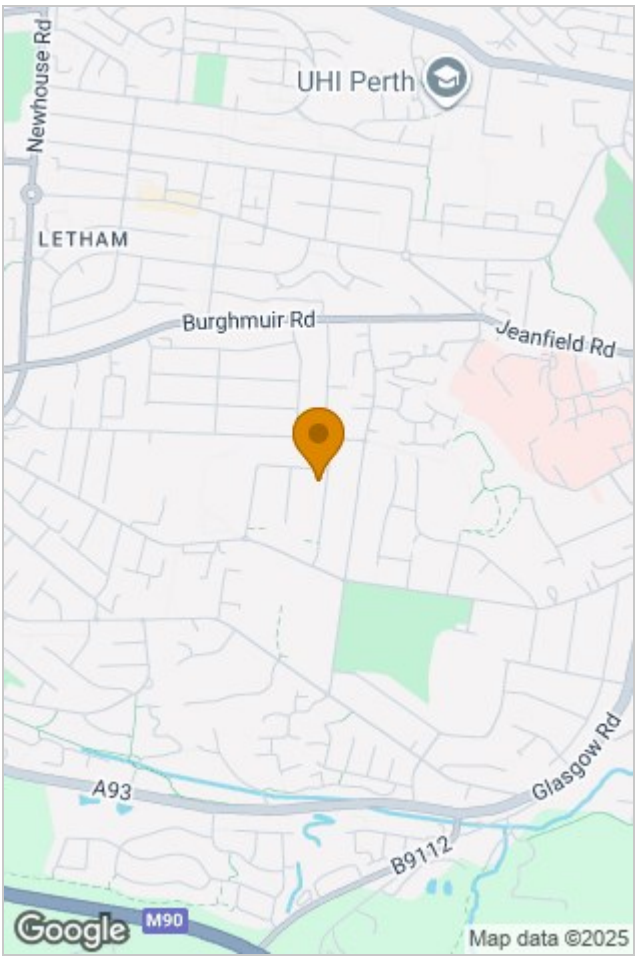
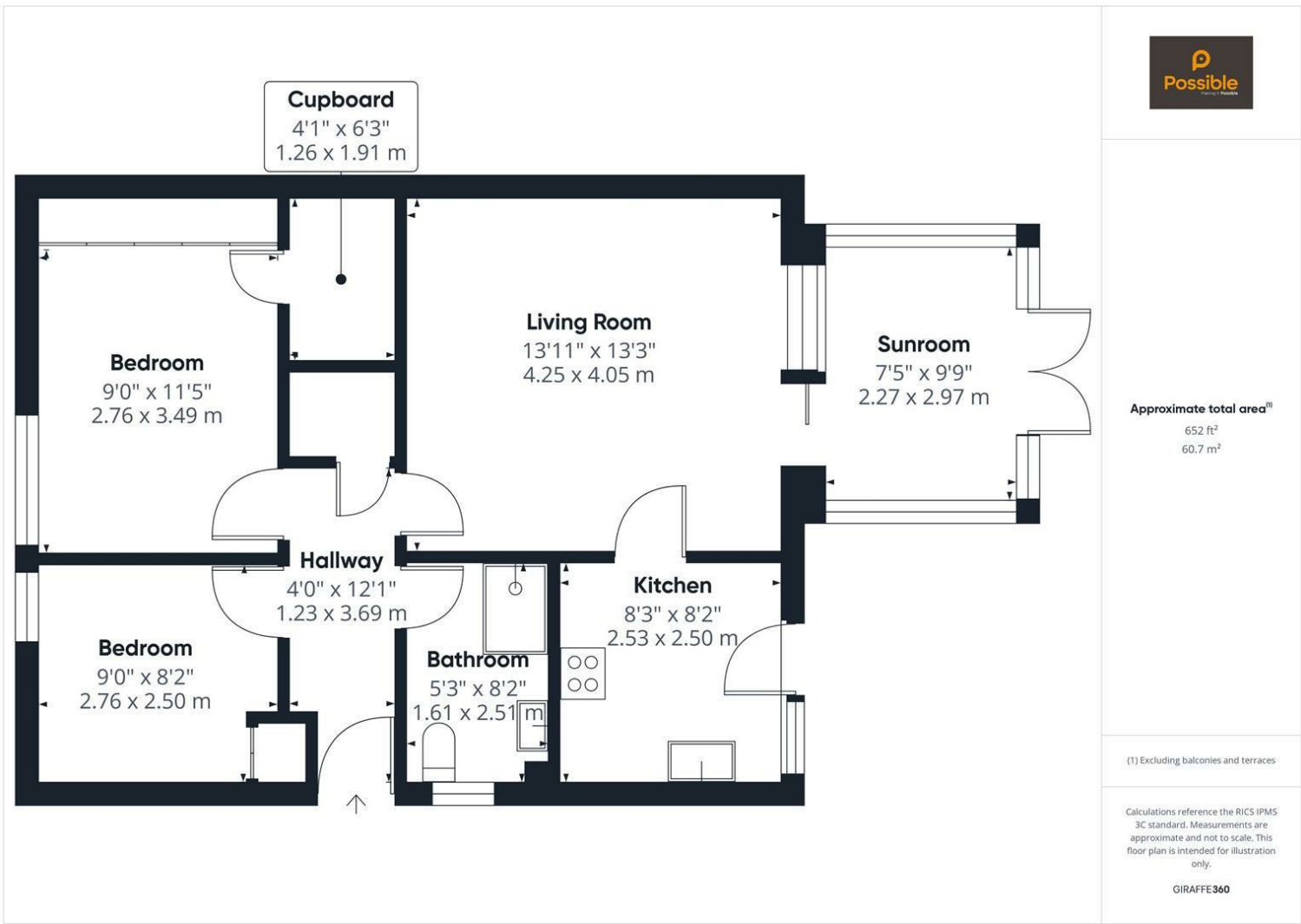


Location

Muirend Avenue is situated in a quiet residential pocket of Perth, offering a peaceful yet convenient location. Local amenities including shops, supermarkets, and leisure facilities are close at hand, while Perth city centre is just a short drive away, providing a wide range of shopping, dining, and cultural attractions. The area is well served by transport links, with regular bus routes nearby and easy access to the A9 and M90 for travel across Scotland. Perth's rail station also offers direct services to Edinburgh, Glasgow, Dundee, and Inverness. This location provides an excellent balance of suburban calm and city accessibility.







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.