



48 Mavisbank Gardens, Perth, PH1 1HY
Offers over £249,000

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48 Mavisbank Gardens Perth, PH1 1HY

- Detached three-bedroom bungalow
- Separate dining room leading to sunroom
- Oil central heating and double glazing
- Sought-after location
- Driveway and single garage
- Spacious lounge with feature fireplace
- Fitted kitchen with garden outlook
- Family bathroom and additional shower room
- Generous garden grounds with lawn and mature planting
- Excellent potential to upgrade and add value

48 Mavisbank Gardens is a spacious and extended detached bungalow with versatile accommodation, generous garden grounds, and a garage, located within a popular residential area of Perth. Offering three bedrooms and two reception rooms, the property presents an excellent opportunity for families or buyers seeking a home with scope for modernisation.

The ground floor comprises a welcoming entrance hallway, a bright lounge with feature fireplace, and a formal dining room leading into a sunroom that enjoys views over the garden. The kitchen provides ample fitted units and workspace, with potential to upgrade to suit modern tastes. There are three well-proportioned bedrooms including one en-suite and a further family bathroom. Upstairs, a handy attic room provides additional flexible space, ideal as a home office, hobby room, or simply for storage. Externally, the property sits within generous garden grounds, mainly laid to lawn with mature planting, offering privacy and outdoor enjoyment. A driveway leads to a single garage, providing private parking and storage. 48 Mavisbank Gardens is a superb home with excellent potential. With its spacious layout, flexible accommodation, and sought-after location, it represents a fantastic opportunity for those looking to put their own stamp on a long-term family home.

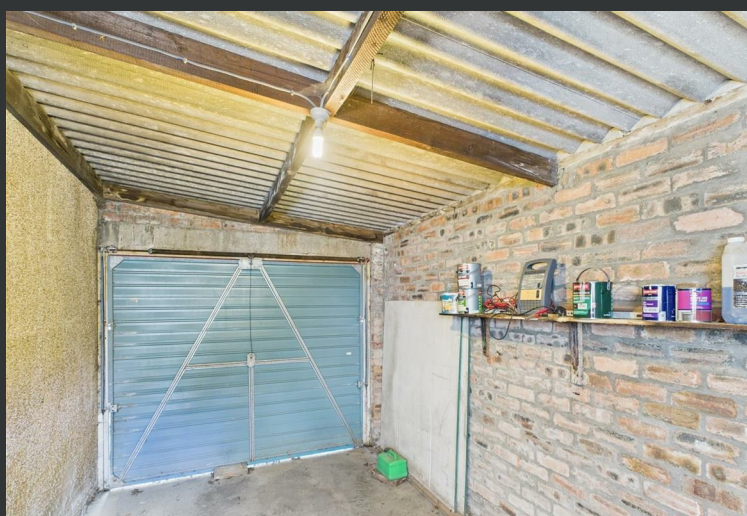
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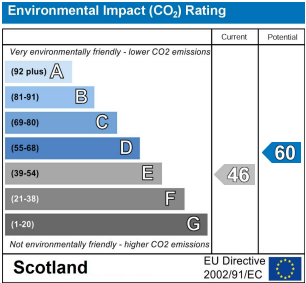
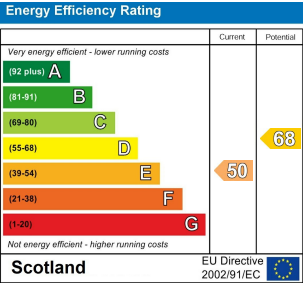
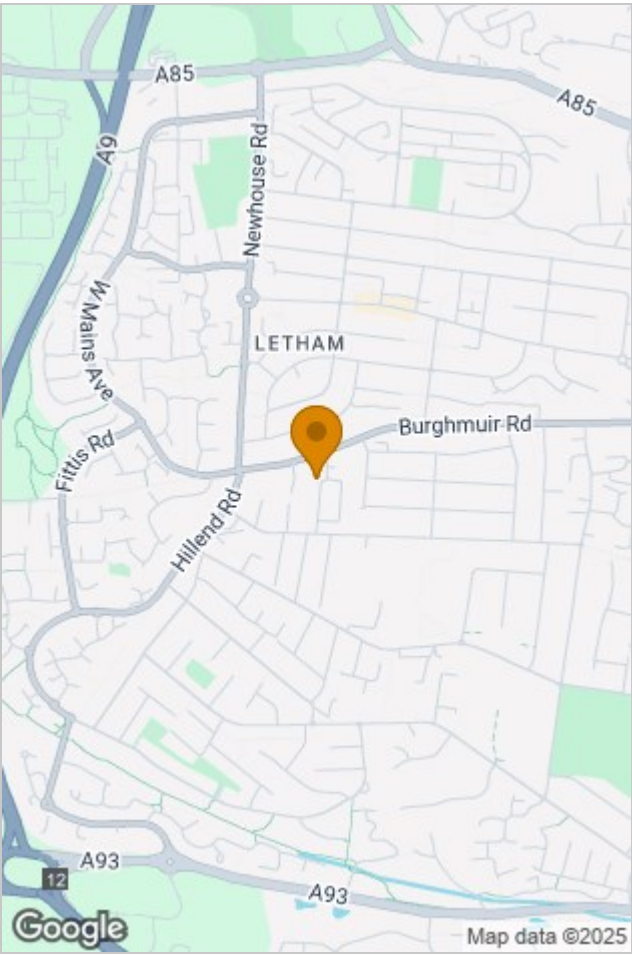




Location

Mavisbank Gardens is a highly regarded residential area in Perth, offering a quiet setting with excellent access to amenities. The property is well placed for local shops, schools, and leisure facilities, with Perth city centre just a short distance away, providing a wide choice of shopping, dining, and cultural attractions. Excellent transport links are close at hand, with easy access to the A9 and M90, as well as regular rail services connecting to Edinburgh, Glasgow, Dundee, and Inverness. With nearby parks, riverside walks, and golf courses, this location combines the convenience of city living with the benefits of a peaceful residential setting.





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.