



42 Muirend Road, Perth, PH1 1JU  
Offers over £305,000

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# 42 Muirend Road Perth, PH1 1JU

- Spacious detached bungalow
- Principal bedroom with en-suite
- Fitted kitchen with breakfast bar
- Modern bathroom with separate shower
- Detached garage and extensive driveway
- Three well-proportioned bedrooms
- Large open-plan living/dining/kitchen area
- Bright conservatory overlooking garden
- Useful study area/home office space
- Large south-facing rear garden

Situated within a peaceful and established residential area of Perth, 42 Muirend Road is a spacious detached bungalow offering bright, flexible accommodation all on one level. Occupying a generous plot with extensive off-street parking, garage, and large garden grounds, this attractive home is ideally suited to families, downsizers, or buyers seeking convenient single-level living.

The property features a substantial open-plan living and dining area with excellent natural light, creating an ideal space for both everyday living and entertaining. The adjoining fitted kitchen offers ample storage, workspace, and a breakfast bar arrangement. A charming conservatory overlooks the rear garden and provides an gives direct access outdoors. There are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room and fitted mirrored wardrobes. A modern family bathroom with separate bath and shower completes the accommodation, while a useful study area adds further versatility for home working or hobbies. Externally, the property benefits from a large driveway, detached garage, and extensive lawned gardens bordered by mature hedging, offering privacy and excellent outdoor space. There is also current planning permission in place for the erection of a 5 bedroom home, details are available upon request. Conveniently located close to local amenities, transport links, and Perth city centre, this impressive bungalow offers comfortable and practical living in a desirable setting.

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## Location

42 Muirend Road is located within a desirable residential area on the outskirts of Perth, offering a peaceful setting while remaining conveniently close to the city centre. A wide range of amenities are easily accessible, including supermarkets, shops, cafés, medical facilities, and leisure amenities. The area is well served by reputable primary and secondary schooling, making it particularly appealing to families. Excellent transport connections provide straightforward access to the A9 and surrounding road networks, ideal for commuting to Dundee, Edinburgh, Glasgow, and Inverness. Residents can also enjoy nearby countryside walks, golf courses, and outdoor pursuits, with beautiful Perthshire scenery right on the doorstep.





