



16 Muirend Gardens, Perth, PH1 1JP  
Offers over £270,000



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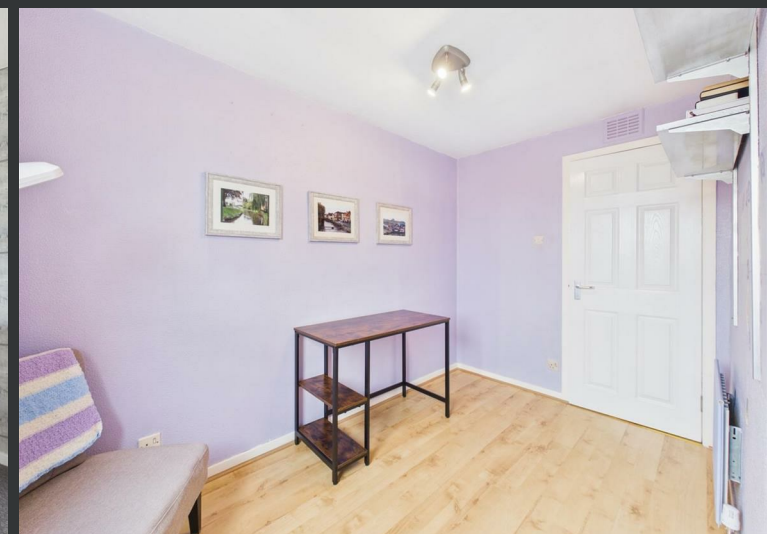
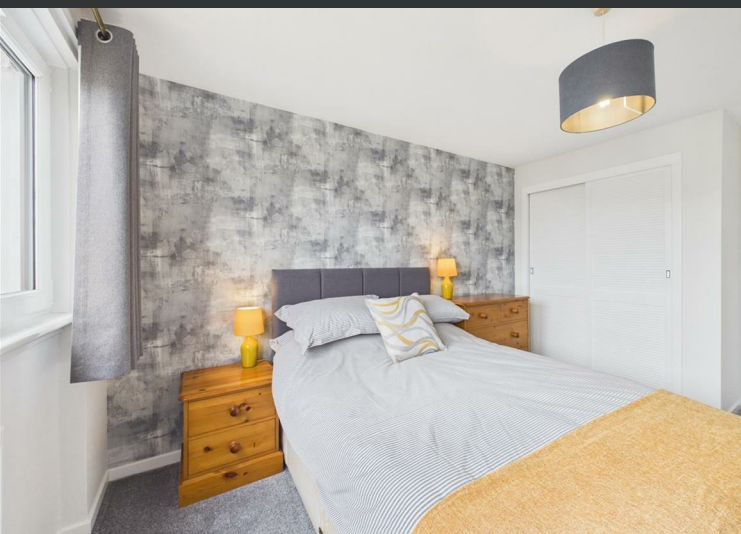
- Detached family home
- Bright sunroom
- Separate dining room
- Ground floor WC
- Generous driveway
- Three well-sized bedrooms
- Spacious lounge
- Modern fitted kitchen
- Detached garage
- South-facing rear garden

Situated within the desirable Oakbank area, this well-maintained three-bedroom detached home offers spacious accommodation, a detached garage and beautifully kept gardens, making it an ideal choice for families, professionals or those looking to downsize without compromise.

The ground floor opens with a welcoming entrance hall and convenient WC before leading into a bright and generously proportioned lounge overlooking the front garden. The adjoining dining room provides an excellent space for entertaining and flows effortlessly into the delightful sunroom, where views across the rear, south-facing garden can be enjoyed throughout the seasons. The modern fitted kitchen offers ample storage and worktop space, with direct access to the garden for added convenience. Upstairs, the property features three well-proportioned bedrooms, including a spacious principal bedroom. The second bedroom benefits from fitted wardrobes, while the remaining bedroom is ideal for children, guests or home working. All three bedrooms are served by a contemporary shower room. Externally, the home enjoys a generous monoblock driveway providing off-street parking and access to a detached garage. The south-facing rear garden has been thoughtfully landscaped with a lawn, mature planting, decorative borders and patio seating areas, creating a peaceful outdoor retreat with minimal maintenance required. Offering comfortable living in a highly desirable residential location, this is a fantastic opportunity to secure a detached family home close to excellent local amenities.

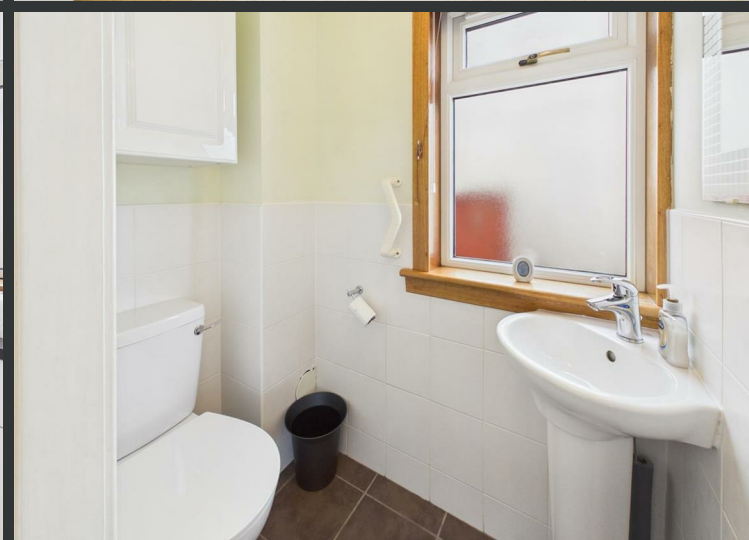
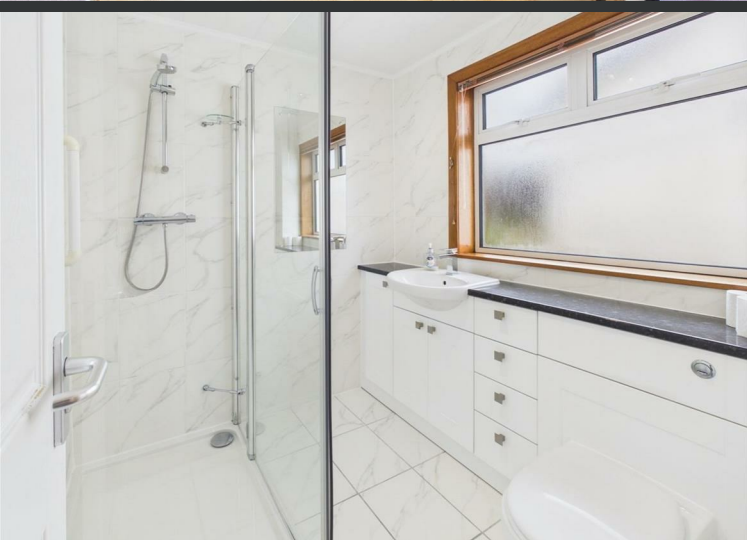
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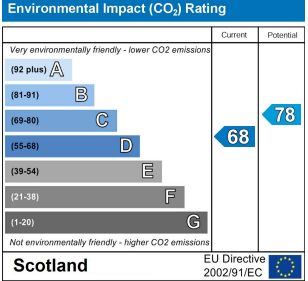
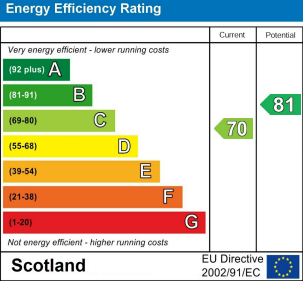
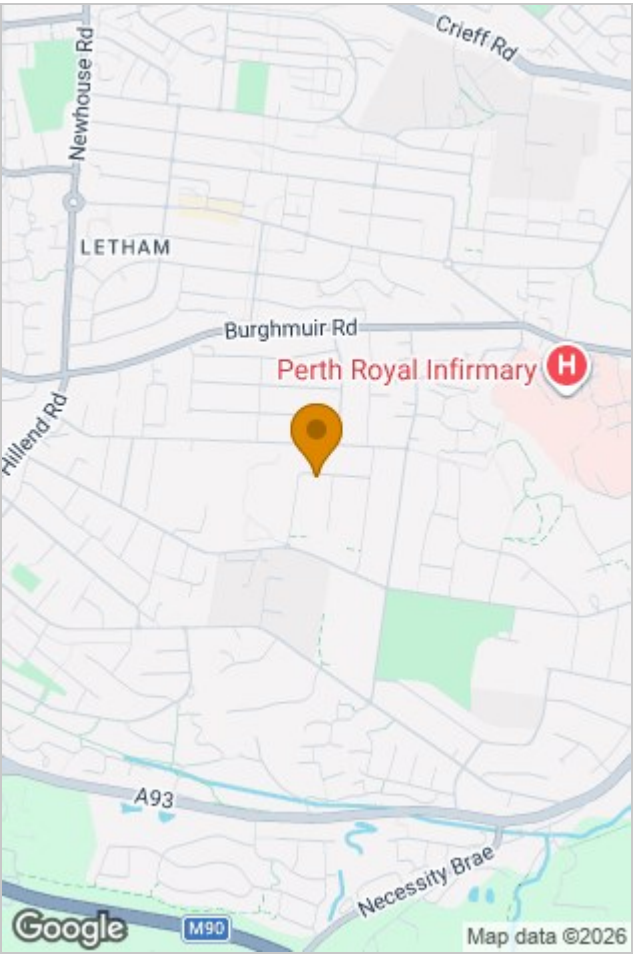
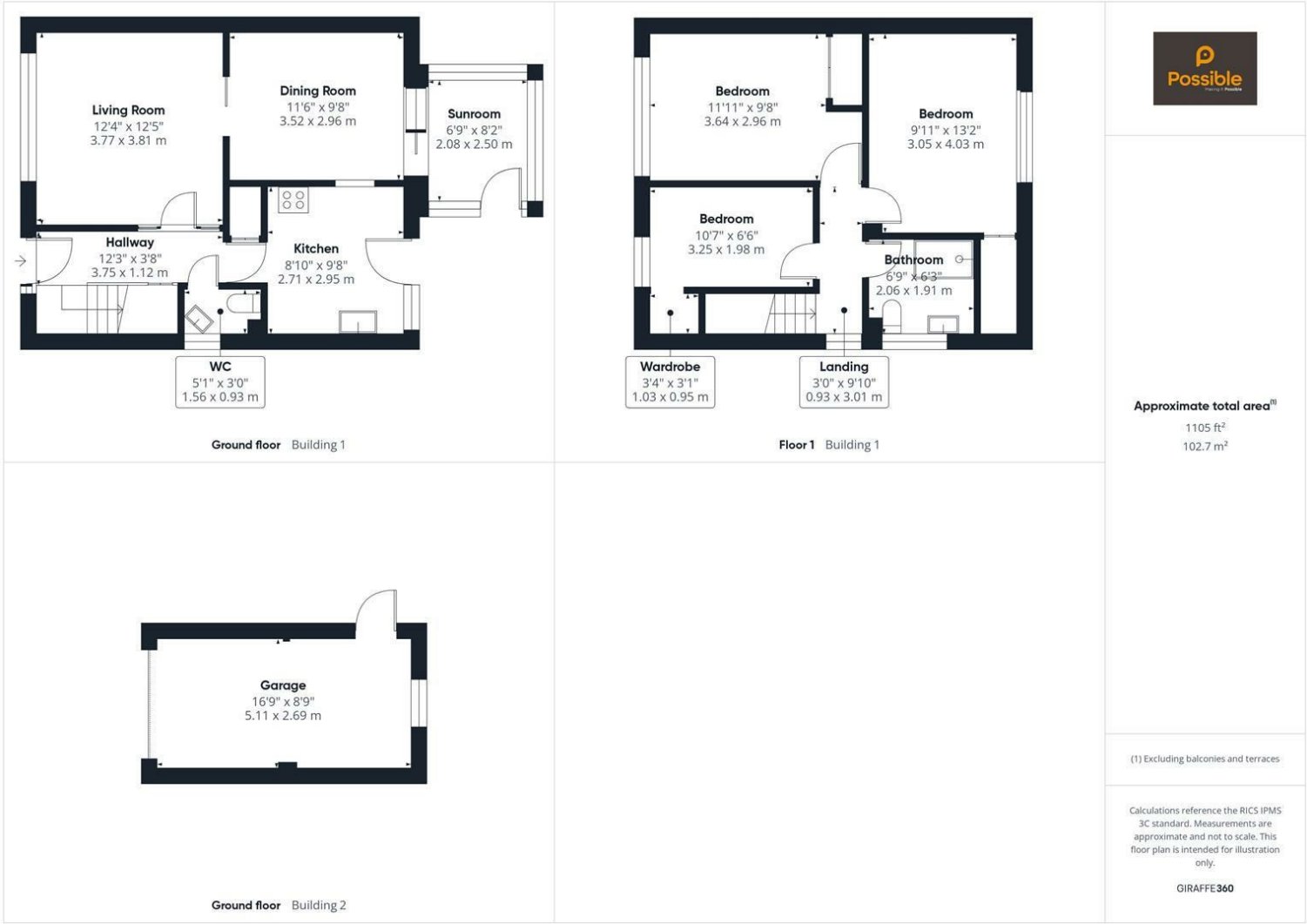




## Location

Muirend Gardens is a well-established residential area in north-west Perth, popular with families and professionals thanks to its peaceful surroundings and excellent convenience. Nearby are local shops, supermarkets, healthcare facilities and well-regarded primary and secondary schools. Perth city centre is just a short drive away, offering an extensive selection of retail, leisure and dining options. Excellent transport links provide easy access to the A9, making commuting to Dundee, Edinburgh, Glasgow and Inverness straightforward. Residents also benefit from nearby parks, woodland walks and recreational facilities, creating an ideal balance of everyday convenience and outdoor lifestyle in one of Perth's most desirable locations.





## 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.