



**Premier  
Properties**  
Perth



## 99 Muirton Place, Perth, PH1 5DL Offers Over £350,000

 4  1  3  1  D

This unique home features a superb open-plan family living and entertaining space with an impressive snooker room.

Set across one level, there is an entrance vestibule, hallway, open plan kitchen/dining/living room, garden room, snooker room, bathroom and four bedrooms.

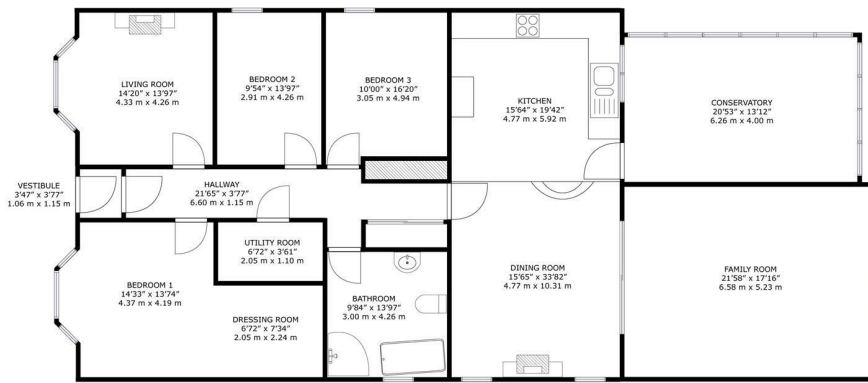
Heat is provided via gas central heating and the windows are double glazed throughout.

Garden grounds are located to the front and rear. Off Street parking is available to the side. The enclosed low maintenance private rear garden offers a tranquil space in which to relax and there is a single detached garage.

Located in the popular Muirton area of Perth, close to the North Inch, Bell's Sports Centre and Asda and within easy walking distance of the City Centre. Perth offers a wide range of businesses, shopping and leisure amenities including the Theatre, Concert Hall and Cinema along with the bus and railway stations. Access to the outer ring motorway network is just a short drive away at Broxden, where there is a Park and Ride service, providing easy commuting to all major cities and airports in the Central Belt and North.

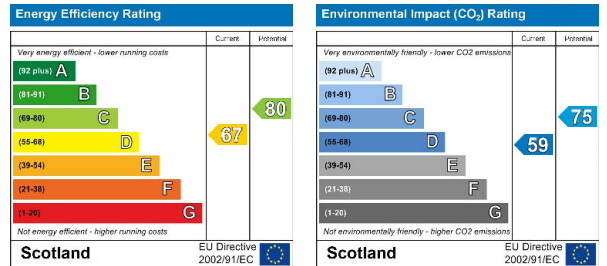
- 4 Bedrooms
- Close To All Local Amenities
- Double Glazing
- Driveway
- Gas Central Heating
- Move In Condition
- Off Street Parking
- Private Garden
- Snooker Room





99 Muirton Place, Perth, PH15DL

GROUND FLOOR AREA: 1,864 sq ft, 173.2 m<sup>2</sup>  
 TOTAL: 1,864 sq ft, 173.2 m<sup>2</sup>  
 NOTES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.