



## 39 Muirton Place, Perth, PH1 5DJ

Offers Over £175,000

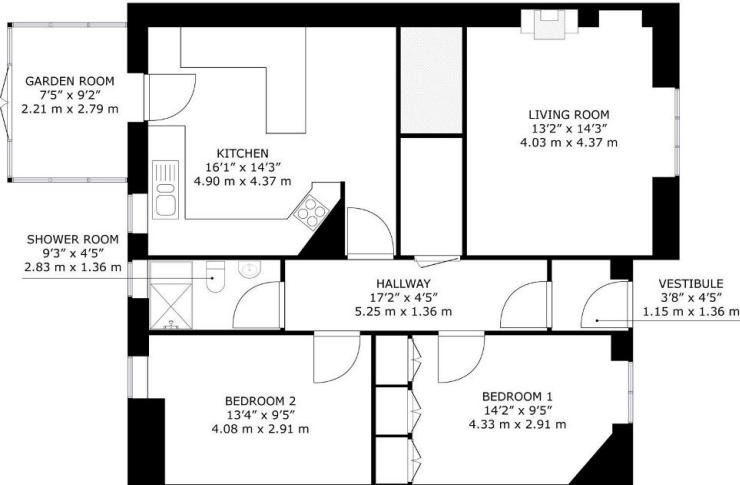


Set over one level, the accommodation comprises a bright and inviting entrance hall, a spacious living room, an open-plan kitchen and dining area, and a lovely conservatory providing direct access to the private rear garden. The property further benefits from two double bedrooms and a bathroom. Gas central heating and double glazing are installed throughout, ensuring warmth and efficiency all year round.

Externally, there is convenient on-street parking to the front. To the rear, the fully enclosed garden features low-maintenance AstroTurf and a patio area—ideal for outdoor dining and relaxation. A garden shed is also included in the sale.

Early viewing is highly recommended to appreciate this spacious accommodation.

- Ground floor apartment
- Two spacious bedrooms
- Bright reception room
- Close to local amenities
- Easy access to transport
- Ideal for first-time buyers
- Viewing highly recommended
- Private garden grounds



39 Muirton Place, Perth, PH1 5DJ

GROSS INTERNAL AREA  
TOTAL: 844 sq.ft, 78.4 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

45 King Street, Perth, PH2 8JB

T. 01738 44 22 55 | E. [sales@premierpropertiesperth.co.uk](mailto:sales@premierpropertiesperth.co.uk)

[www.premierpropertiesperth.co.uk](http://www.premierpropertiesperth.co.uk)