

## PERTH



### **'LOCHEIL' 46 MUIRTON BANK**

**TRADITIONAL SEMI-DETACHED BUNGALOW  
IN POPULAR CUL-DE-SAC LOCATION FRINGING THE CITY CENTRE**

#### **ACCOMMODATION**

**VESTIBULE  
INNER HALLWAY  
GENEROUS LOUNGE  
MODERN FITTED KITCHEN  
2 DOUBLE BEDROOMS  
CONSERVATORY  
FRESH SHOWER ROOM**

**OFFERS OVER £159,000**

## FEATURES

**POPULAR RESIDENTIAL CUL-DE-SAC FRINGING THE NORTH INCH PARKLAND AND CITY CENTRE AND ENJOYING BRIGHT EAST/WESTERLY ASPECTS**

**UPGRADED AND INCLUDING GAS CENTRAL HEATING AND DOUBLE GLAZING**

**MANAGEABLE WELL ESTABLISHED AND NEATLY ENCLOSED GARDENS INCLUDING DRIVEWAY AND GARAGE**



## GENERAL DESCRIPTION

The subjects comprise a particularly attractive and traditionally-styled semi-detached bungalow. It is well situated within a popular cul-de-sac, which fringes the northern perimeter of the town. Indeed the convenience of the location enables easy access to local amenities, the North Inch Parkland, not to mention also the City Centre nearby.

Updated within recent years the property offers comfortable and easily maintained accommodation over one level. The living room is pleasantly proportioned, and the kitchen and shower room facilities have been completely renewed within recent years. Both bedrooms are double-size in proportion, each with in-built storage, and one bedroom with convenient access to a sizeable conservatory off. All windows are double glazed, some with partial leaded upper sections, and central heating is provided by a gas-fired radiators system, the serving boiler having been replaced in 2008. It is also worth noting that the roof void is centrally floored, very well insulated, and accessed by way of a Ramsay Ladder and ceiling hatch located within the hallway. This may offer possible expansion potential, but subject to the appropriate advice and consents being obtained.

There is a neatly wall-enclosed area of garden ground to the front, including a gravel driveway off the north most gable end and leading to a detached garage of concrete-panel construction. The garden to the rear enjoys a most pleasant pm sun-trap and is overlooked from the conservatory. The garden here is also privately enclosed, and the timber shed will also remain. The property would make an excellent first, mid, or retirement purchase and viewing is, therefore, well recommended.

## ACCOMMODATION

### Vestibule

Attractive UPVC/DG wood-grain effect entrance door. Low-level cupboard housing the electrical meters. Glass panel door enhancing natural lighting to:-

### Hall

Forming an attractive L-shape and generally giving access off to all apartments, including ceiling hatch, with fitted Ramsay Ladder, to centrally floored and very well insulated storage loft, which may offer possible scope for expansion. Wall cupboard. Telephone point. Door left:-

### Living Room

Very well proportioned and with triple window giving a most pleasant easterly aspect. We understand that the fireplace, presently boarded over, may indeed be usable. Wall cupboard. Corniced ceiling. Tv and telephone points.

### Kitchen

Refurbished within recent years and appointed with Beech-wood cabinets, including contrasting work-surface areas. SS sink unit, base and wall cabinets, plumbed for AWM, and external rear access door off.

There is an inner recess, with window vent, which houses the CH boiler. In-built appliances include electric oven, gas hob, extractor hood and larder fridge.

### Bedroom 1

Double bedroom with in-built wardrobe cupboard, and fifteen pane door, including step down, to:-

### Conservatory

Sizeable and affording also ample space for occasional furniture. Forming a pleasant pm sun-trap, overlooking the garden to the rear and also with access off.

### **Bedroom 2**

Also double-size in proportion and with in-built double wardrobe cupboard. The west window also overlooks the garden to the rear. Telephone point.

### **Shower Room**

Also refurbished within recent years and with fresh white suite, comprising wc, vanity sink basin, and 1½ size shower cubicle. Storage cabinet. Natural light/ventilation from window.

### **EXTERNAL:**

### **Integral Garden/Fuel Store**

Adjacent to the side door leading off the kitchen, and sufficient also to provide storage for garden implements.

### **Garage**

Concrete panel construction, single-size in proportion, and positioned off the north-most gable end..

### **Services**

Gas, electricity, mains water/drainage, and telephone.

NB No services tested.

The Postal Code is PH1 5DW.

### **Burdens**

Council Tax Banding is category 'D'

### **Extras**

All fitted carpets, floor-coverings, curtains and blinds, and also the integrated kitchen appliances, as specified, will be included in the sale. The timber garden shed will also remain. No appliances tested, therefore, none warranted.

### **Viewing**

Strictly by appointment through the selling agents  
Condies Solicitors and Estate Agents

Property Department 77 George Street Perth PH1 5LF

Tel: **01738-441124** Fax: 01738-441131

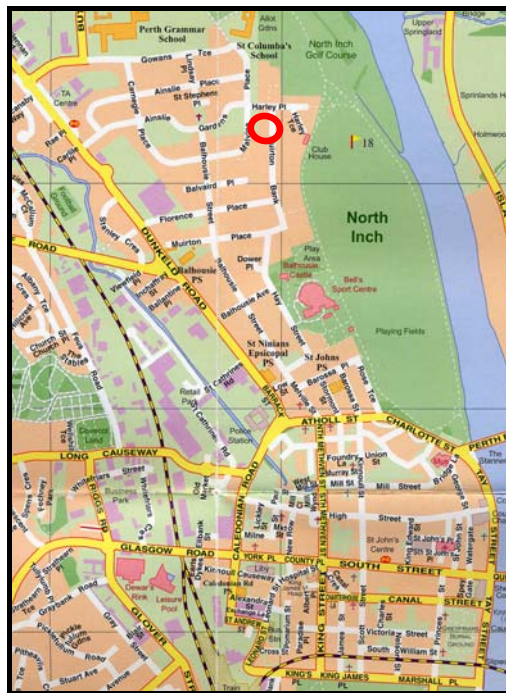
e-mail [property@condies.co.uk](mailto:property@condies.co.uk)

**NB** Should you wish to make an appointment to view the property when this office is closed, then please simply contact PSPC on **01738-635301**.

The Perthshire Solicitors' Property Centre provides a service over 7 days, including 9am-4pm on Saturday. A Sunday telephone service is available 12noon-3pm.

### **Directions: See also location map below for alternative routes**

From the town centre proceed up Balhousie Street. At the third mini-round-about turn right into the east-most section of Muirton Place. Continue to the very end and then follow the road as it bends sharply to the left and merges into Muirton Bank. Proceed almost to the very end of the cul-de-sac and No 46 is positioned on your left, as sign-boarded.



### **IMPORTANT**

We endeavour to make our sales particulars accurate and reliable.

They have been prepared in good faith, but are intended for guidance purposes only and do not form part of any contract to sell.

Please do not hesitate to contact this office should you wish to discuss any item of interest or importance, particularly if you are contemplating travelling some distance to view the property.

Room sizes have been taken by an electronic measuring device to give an indicative approximate size only.