



59 Main Street, Almondbank

Offers Over **£480,000**



59 Main Street

Almondbank, Perth

Four-bedroom detached villa with light-filled, modern features, riverside gardens, woodland grounds, and a sought-after location close to Perth. A home that delivers space, style, and serenity.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C


EPC Environmental Impact Rating: D

- Detached Four-Bedroom Villa
- Riverside Location
- Modern Kitchen & Dining
- Spacious Lounge & Family Room
- Double Garage, Two Additional Parking Spaces
- Landscaped Gardens
- Heated Summerhouse with Internet
- Adjoining Woodland Plot
- Excellent Local Amenities
- Lifestyle & Leisure





GARDEN

 Garden & Outdoor Living Riverside boasts a beautifully landscaped garden that seamlessly blends with its tranquil riverside setting. The outdoor space is designed for both relaxation and entertainment, offering a private sanctuary for its residents.

Expansive Lawn Areas: The garden features well-maintained lawns, providing ample space for children to play, pets to roam, or for hosting outdoor gatherings with family and friends.

Mature Trees & Shrubs: A variety of mature trees and shrubs line the borders of the garden, offering natural privacy and creating a serene, woodland-like atmosphere.

Paved Pathways: Meandering paved pathways lead through the garden, inviting leisurely strolls and enhancing the garden's accessibility.

Terrace with River Views: A raised terrace area provides a perfect spot for al fresco dining or simply enjoying the picturesque views of the River Almond.

Summerhouse: A charming summerhouse offers a peaceful retreat, ideal for use as a home office, studio, or quiet reading nook.

Greenhouse & Raised Beds: For gardening enthusiasts, the property includes a greenhouse and raised planting beds, perfect for cultivating a variety of plants and vegetables.

Woodland Plot: An adjoining woodland area adds to the property's appeal, offering additional space for exploration or potential development (subject to planning permissions). This exceptional garden complements the home's interior, providing a harmonious blend of indoor and outdoor living spaces.




GARAGE

Double Garage

 **Garage & Parking** The property benefits from a generously sized double garage, thoughtfully designed to meet the demands of modern family life. With dedicated electric vehicle charging facilities already installed, it offers immediate convenience for eco-conscious living. The electric garage roller door not only provides secure and private access but also enhances its overall sense of sophistication and modernity. Inside, the garage easily accommodates two vehicles while still providing additional space for storage, whether for bicycles, gardening equipment, or recreational gear. Its versatile layout also presents opportunities for use as a home workshop, DIY area, or hobby space, making it more than just a parking solution. The garage seamlessly integrates functionality with style, reflecting the home's commitment to contemporary comfort. Combined with the landscaped gardens and riverside setting, it contributes to a property that balances security, practicality, and lifestyle, offering residents a true sense of peace of mind.


DRIVEWAY

2 Parking Spaces

 **Additional Parking** In addition to the spacious double garage, the property offers two dedicated outdoor parking spaces, providing convenient and secure parking for residents and visitors alike. These spaces complement the garage, ensuring ample parking options for multiple vehicles without compromising the home's landscaped setting.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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



59 Main Street, Almondbank, PH1 3NJ



Approx. Gross Internal Floor Area 3001 sq. ft / 278.79 sq. m (Including Garage)
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



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