

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS

£250,000

Asking Price

3 Bedrooms

1 Reception Rooms

1 Bathrooms

19 College Mill Road, Almondbank, Perth



**External Double Garage - Large Driveway - Popular Location - Modernisation
Required - Three Bedrooms - Utility Room -**

Situated in the popular village of Almondbank is this detached, 3 bedroom bungalow which offers generous accommodation.

The property enjoys a peaceful setting which is only 5 miles from Perth, where you can access the motorway. There is a primary school, a local pub/restaurant, and a shop, all within walking distance.

Boasting well-proportioned accommodation over 1 floor comprising; a lounge, kitchen with utility room, dining room, two double bedrooms and one single bedroom.

Externally, there is a large front garden, private garden to the rear with patio and lawn. Vehicular needs are met with a large driveway, external double garage, and on street parking.



EPC Rating: D

Council Tax: Band E

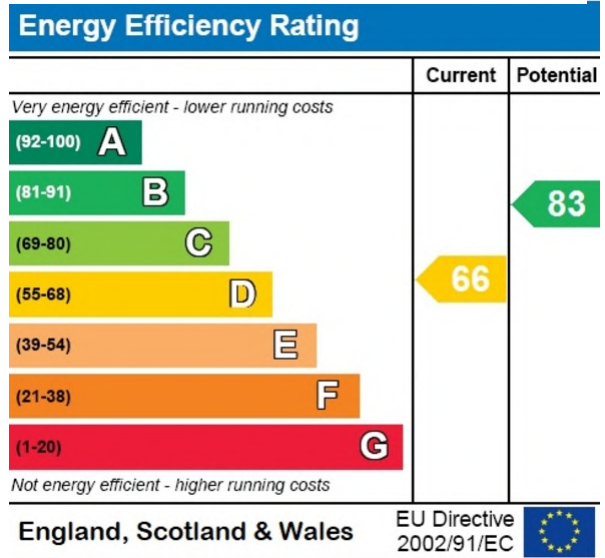
Local Authority: Perth & Kinross

Directions: From our offices in Perth, take the Crieff Road A85 through to Luchty. Turn right onto Main straight and follow all the way over the one way bridge. Take a slight right onto College Mill Road and you will see the property on the right hand side.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.



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Disclaimer

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check