

# Buy your next home with Next Home

Leading Perthshire Estate Agency

36 Kirkhall Road, Almondbank, Perth, PH1 3LD

Offers Over £215,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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36 Kirkhall Road, Almondbank, Perth, PH1 3LD

Many thanks for your interest in  
36 Kirkhall Road, Almondbank, Perth, PH1  
3LD.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first-time buyer we have incentives to help get you onto the property ladder our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renown in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01764 42 43 44.

If you would like to be kept informed of other great properties like this one, please register on our hot buyers list, where we will email you of new property listings and property open days.

# About the area

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The highly desirable village of Almondbank boasts several amenities including a primary school, playfield, play park, nursery, local convenience store, post office, church, village Inn, and Tickled Trout Farm Cafe, (5star) which overlooks the River Almond.

The Village is included in the hamlets of Pitcairngreen, Ruthvenfield, Lochty, and Huntingtower, known as Almondvalley.

Within the hamlet are two other (4star) restaurants, petrol station, veterinary centre, outdoor activity centre, garage service centres, football & running clubs and Dog training Club, all within walking distance of the property. The house is situated in a rural area with access to many woodland and riverside walks.

Situated only 4.5 miles north west of the nearby city of Perth where there are several Secondary schools, doctors, hospital, shopping centre, restaurants, banks, police station, library, conference centre, theatre, and leisure facilities.

The close proximity of the motorway network allows easy commuting access throughout the Central Belt.

Dundee 40 minutes, Glasgow, or Edinburgh approximately 1 hour.



# Property Summary

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A rare opportunity to purchase this spacious extended FIVE BEDROOM END TERRACED VILLA situated within a quiet village surrounded by agricultural land.

The property offers versatile accommodation over 2 floors comprising entrance porch; inner hall; bright lounge with under stair cupboard and patio doors to decking and garden; kitchen; shower room; 5 bedrooms and bathroom.

There is double glazing and gas central heating throughout.

Externally there are garden grounds to the front, back and side which are enclosed.

A driveway leads to the integral tandem garage which benefits from power and light. There is additional parking to the front if required. 3 Timber sheds.

The property benefits from having lovely open views to the front, side and rear and is an excellent family home.



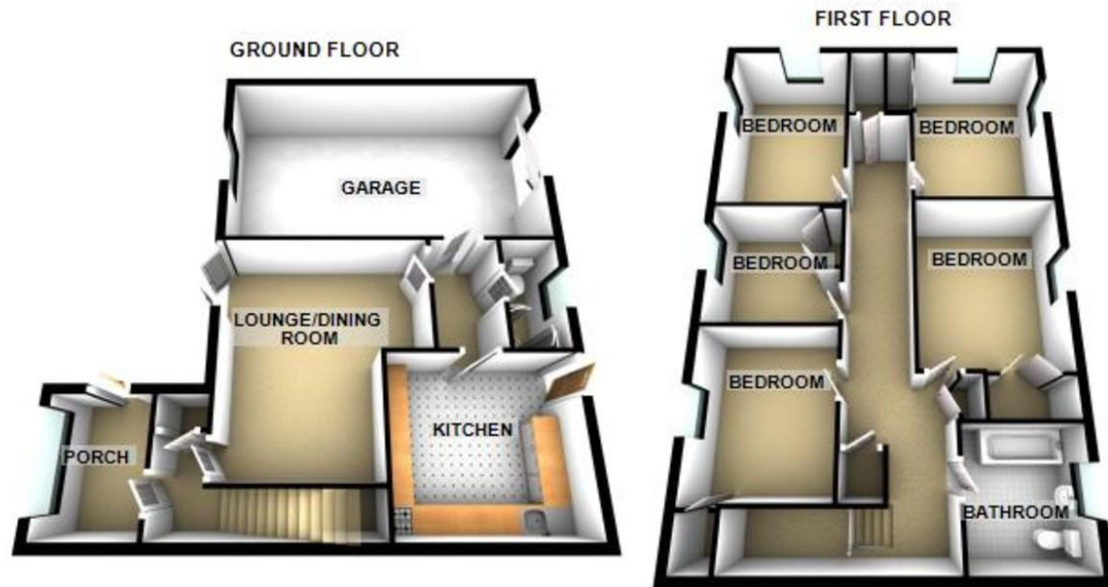
# Key property features

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- ✓ End Terraced Villa
- ✓ Bright Spacious Lounge
- ✓ Kitchen
- ✓ 5 Bedrooms
- ✓ Shower Room
- ✓ Bathroom
- ✓ Enclosed garden grounds
- ✓ Garage & Driveway
- ✓ Magnificent open views
- ✓ Quiet location
- ✓ Popular residential area



# Floorplans





# Property Room Sizes

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PORCH 8' 0" X 5' 11" (2.44M X 1.8M)

INNER HALL 5' 9" X 3' 5" (1.75M X 1.04M)

LOUNGE/DINER 17' 2" X 15' 6" (5.23M X 4.72M)

KITCHEN 10' 8" X 9' 9" (3.25M X 2.97M)

SHOWER ROOM 7' 6" X 3' 6" (2.29M X 1.07M)

BATHROOM 6' 4" X 5' 0" (1.93M X 1.52M)

BEDROOM 11' 9" X 10' 10" (3.58M X 3.3M)

BEDROOM 11' 9" X 9' 5" (3.58M X 2.87M)

BEDROOM 10' 11" X 6' 6" (3.33M X 1.98M)

BEDROOM 9' 7" X 8' 11" (2.92M X 2.72M)

BEDROOM 8' 8" X 8' 6" (2.64M X 2.59M)

PLEASE NOTE: 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 or representations 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 representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth ..... 01738 44 43 42

41 – 43 Allan Street, Blairgowrie ..... 01796 54 80 14

47a Atholl Road, Pitlochry ..... 01796 54 80 14

1a James Square, Crieff ..... 01764 65 00 44

211 High Street, Auchterarder ..... 01764 66 36 66

Email [sales@nexthomeonline.co.uk](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit: [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

*The only Perthshire estate agent **available 7 days until 9pm***

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