



65 Almond View, Perth, PH1 1QQ
Offers over £435,000

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65 Almond View Perth, PH1 1QQ

- Luxury detached villa
- Large living room
- Bright conservatory
- Highly sought-after street
- Double glazing
- 3/4 double bedrooms 1 en-suite
- Elegant family room
- Excellent storage space
- Gas central heating
- Presented in superb condition

Welcome to 65 Almond View - a stunning detached home that offers the perfect blend of comfort and style. This property boasts multiple reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With 3/4 spacious bedrooms and two modern bathrooms, the property is ideal for families looking for a new place to call home.

Situated in a highly sought-after street, this property is presented in excellent condition, ready for you to move in and make it your own. The versatile living space allows you to tailor the layout to suit your lifestyle. One of the standout features of this house is the excellent storage space it offers. Say goodbye to clutter and hello to a well-organised home where everything has its place. It also offers plentiful off-street parking including a garage and very private and south-facing garden to the rear.

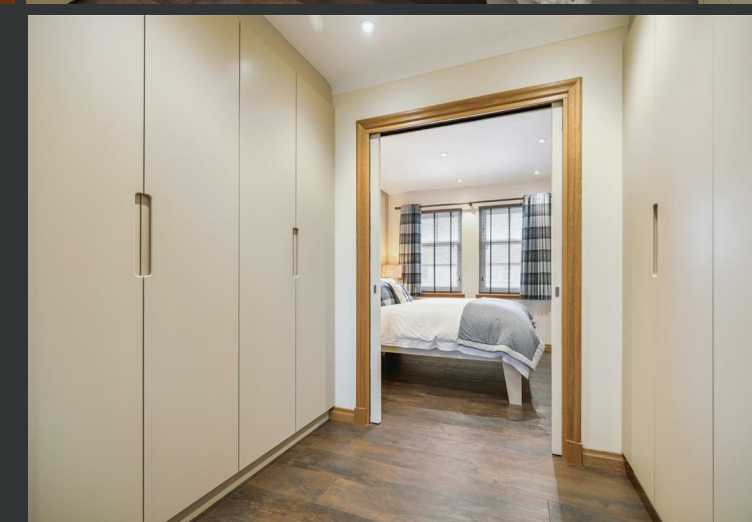
Offers over £435,000

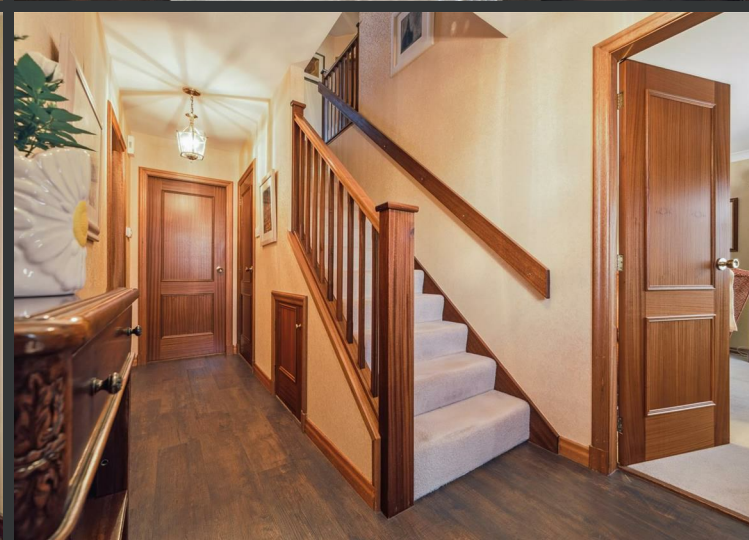
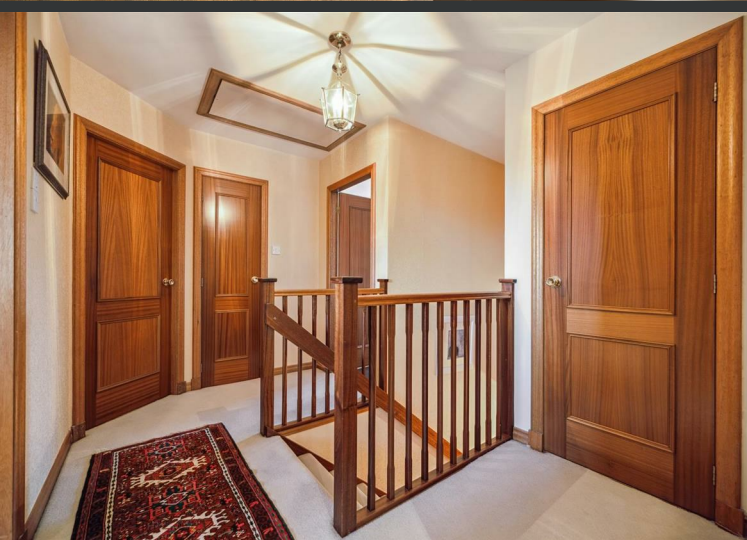


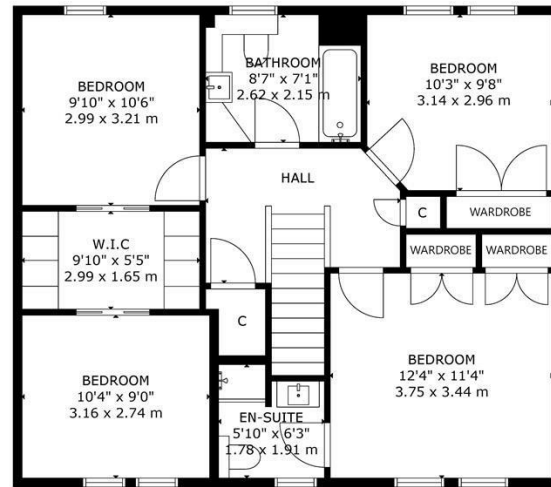
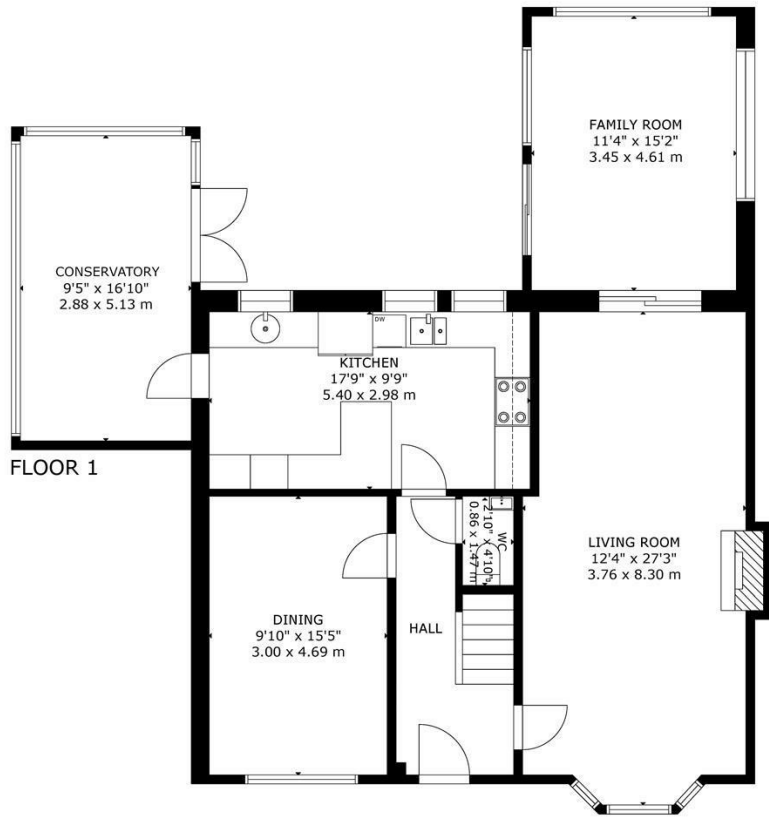


Location

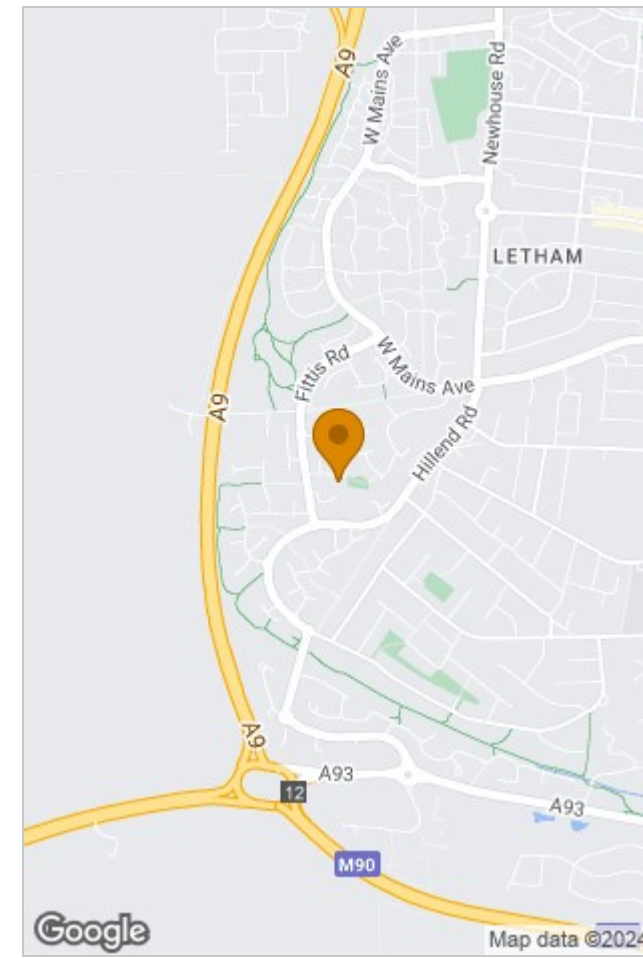
The property is conveniently located within the sought-after Oakbank area of Perth and within walking distance of local shops, primary schools and secondary schools. There is also a regular bus service nearby as well as road links into the city centre and out to the Broxden roundabout and dual-carriageway.







GROSS INTERNAL AREA
TOTAL: 174 m²/1,872 sq.ft
FLOOR 1: 104 m²/1,122 sq.ft. FLOOR 2: 70 m²/750 sq.ft
SIZE 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 | | | |
| | | 74 | 82 |
| Scotland EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| | | 69 | 77 |
| Scotland EU Directive 2002/91/EC | | | |

Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

