



39 Gellyburn Road, Almondbank, PH1 3LE
Offers over £145,000

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39 Gellyburn Road Almondbank, PH1 3LE

- Semi-detached home
- Large living room
- Double glazing
- Generous garden grounds
- Move-in condition
- Two double bedrooms
- Gas central heating
- Plenty of off-street parking
- Freshly decorated and floored
- Easy access to travel links

Welcome to 39 Gellyburn Road in Almondbank - a generous semi-detached villa boasting plenty of natural light throughout. This property boasts a spacious reception room, two double bedrooms, and a modern bathroom, perfect for a small family or professionals looking for a comfortable living space.

One of the highlights of this property is the ample parking space available for up to three vehicles, making it convenient for you and your guests. The generous room proportions throughout the house provide a sense of openness and freedom, creating a welcoming atmosphere for you to relax and entertain. If you enjoy spending time outdoors, you'll love the generous garden grounds that come with this property. Whether you have a green thumb or simply enjoy soaking up the sun, this outdoor space offers endless possibilities for gardening, outdoor dining, or just unwinding after a long day. Step inside, and you'll be greeted by a freshly decorated and floored interior, presenting a move-in ready condition. The modern decor adds a touch of elegance to the space, making it easy for you to envision yourself living here comfortably. With its convenient location, ample parking, spacious rooms, and beautiful garden grounds, this property has all the elements to provide you with a cozy and inviting living space.

Offers over £145,000





Location

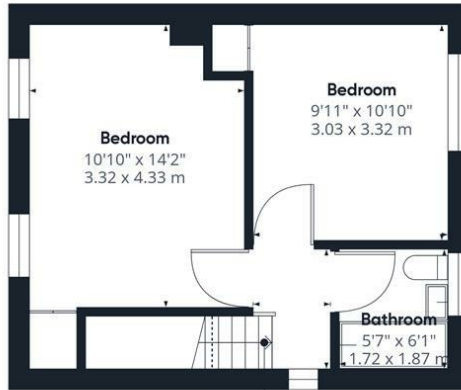
Almondbank is a peaceful village offering local amenities such as a local shop, post office and primary school. The property is under 4 miles away from Perth city centre where a host of other shops, restaurants and leisure facilities are available. Many pleasant country and woodland walks can be enjoyed within close proximity and the nearby city bypass gives travel links to destinations across the country.







Ground floor



Landing
4'0" x 6'1"
1.22 x 1.88 m

Floor 1



Approximate total area⁽¹⁾

683.4 ft²
63.49 m²

Reduced headroom

22.82 ft²
2.12 m²

(1) Excluding balconies and terraces

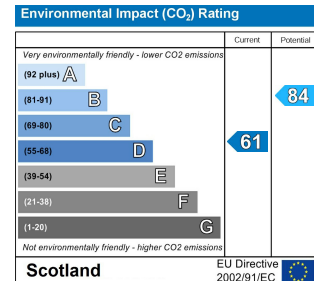
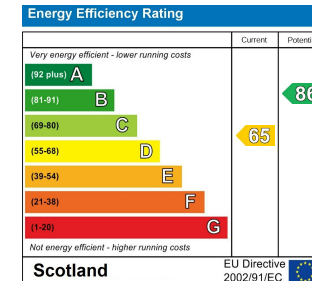
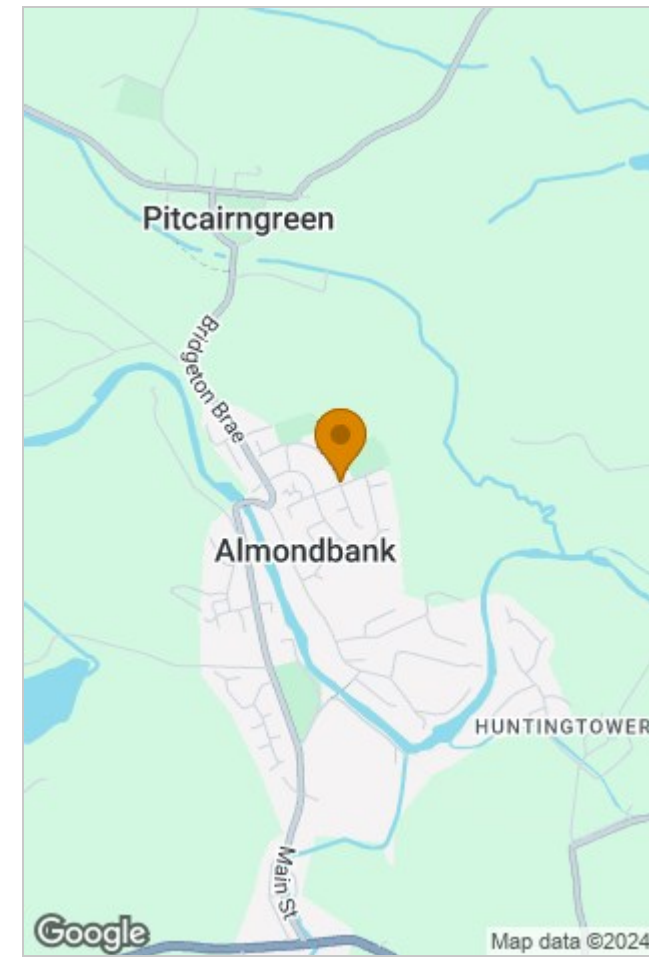
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

