



**Premier
Properties**
Perth



53 Almond View, Perth, PH1 1QQ Offers Over £447,500

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Built by renowned local builders G S Brown this family home offers spacious accommodation throughout comprising: Ground Floor - Entrance vestibule, spacious and bright entrance hall, lounge, sitting room, dining room, kitchen/breakfast room, utility room, sun room, two cloakrooms with WC and a small box room area.

First Floor - Four bedrooms (one with en suite shower room and a dressing area), separate family bathroom with WC and shower.

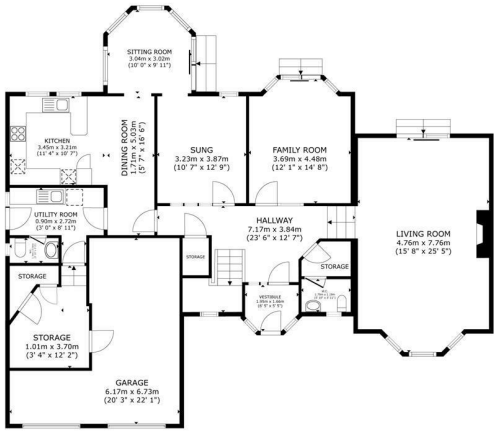
Warmth is provided by gas central heating and double glazed windows.

Externally, the front garden is semi open plan in design with some hedge boundaries. There is a monoblock parking area to the front leading to the garage.

The well maintained rear garden area has been laid to grass with a paved patio area making it ideal for enjoying the finer weather.

The City of Perth offers a wide range of amenities including High Street shopping, restaurants, recreational facilities and good schooling with a range of primary and secondary schools on offer. There are regular bus routes to surrounding areas and there is easy access to all major motorway networks leading to the larger cities of Dundee, Stirling, Edinburgh and Glasgow.

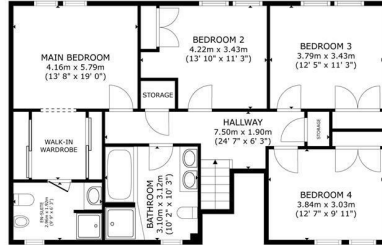
- 4 Bedrooms
- Close To All Local Amenities
- Desirable Area
- Double Glazing
- Driveway
- Garage
- Gas Central Heating
- Master Ensuite Shower Room
- Private Garden



Ground Floor

53 Almond View, Perth, PH1 1QQ

GROSS INTERNAL AREA
 FLOOR 1 141.6 m² (1,524 sq.ft.) FLOOR 2 92.4 m² (995 sq.ft.)
 EXCLUDED AREAS : GARAGE 27.4 m² (295 sq.ft.) SHED 4.5 m² (48 sq.ft.)
 TOTAL : 234.0 m² (2,519 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



First Floor



Energy Efficiency Rating	
Current	Potential
73	80

Environmental Impact (CO ₂) Rating	
Current	Potential
67	74



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