

Simple Approach



**15 Almond Crescent, Perth  
Perthshire PH1 3FB**

**Offers over £357,000**

## 15 Almond Crescent, Perth, Perthshire PH1 3FB

Simple Approach are pleased to offer this fantastic opportunity to purchase a beautifully presented, detached family home on Almond Crescent, Huntingtowerfield. Set within an ever desirable area, this lovely home comes to the market in pristine move in condition throughout. Almond Crescent could not be better placed for those seeking the benefits of peaceful countryside living without compromising being close to all local amenities.

This lovely home offers modern, spacious accommodation set across two floors, comprising of; a welcoming entrance hallway, an stylish open plan kitchen / lounge with large front facing windows allowing for plentiful natural light to flood the room. There is also a useful utility room and a WC on the ground floor. Upstairs the property enjoys four generous bedrooms (All With Built In Storage) with a master ensuite, a further family bathroom and a large sitting room with an electric fireplace feature.

Externally the property sits on a large plot of land, enjoying a sizable fully enclosed rear garden with plenty space for outdoor seating, a private driveway and double garage (with an EV Charge Point). Almond Crescent further benefits from modern comforts such as gas central heating and double glazing.

This property lends itself to a wide range of buyers including growing families or mature couples seeking modern, peaceful living within a highly sought after area. Viewing is essential to appreciate the overall spacious accommodation and excellent location on offer at this stunning property.

### Utility

6'6" x 7'10" (1.99 x 2.40)

### Kitchen / Lounge

15'7" x 31'9" (4.76 x 9.69)

### Entrance Hallway

7'8" x 13'4" (2.35 x 4.08)

### WC

5'8" x 6'11" (1.75 x 2.12)

### Sitting Room

15'0" x 19'2" (4.58 x 5.85)

### Bedroom

9'1" x 8'8" (2.77 x 2.65)

### Bedroom

12'11" x 11'5" (3.94 x 3.50)

### Ensuite

4'5" x 7'9" (1.35 x 2.37)

### Bedroom

10'4" x 10'0" (3.16 x 3.06)

### Bedroom

10'4" x 12'0" (3.16 x 3.68)

### Bathroom

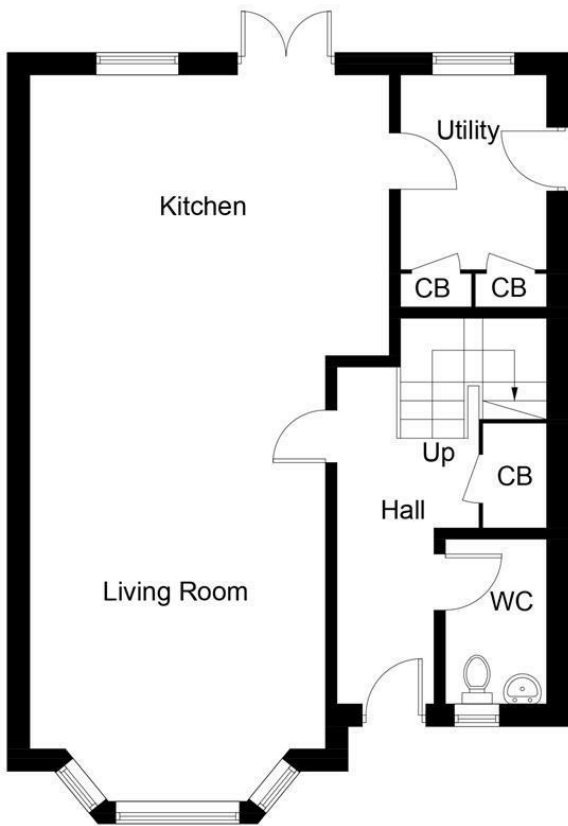
7'10" x 5'6" (2.39 x 1.70)



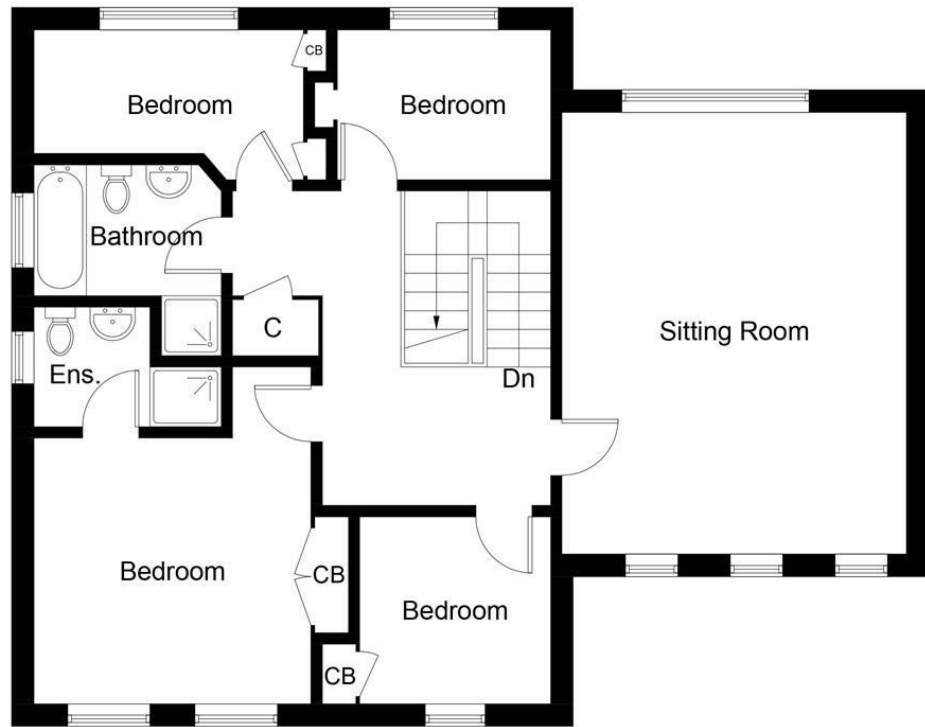


- Very Well Presented Detached House
- Chic Open Plan Kitchen/Lounge
- Fishing Rights On The River Almond
- 8 Solar Panels & EV Charger
- Four Generous Bedrooms (Master Ensuite)
- Gas Central Heating & Double Glazing
- Neff Appliances Throughout
- Stylish, Modern Interior Throughout
- Private Driveway & Double Garage
- Premium Fixtures & Fittings





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1035664)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		