

Buy your next home with Next Home

Leading Perthshire Estate Agency

52 Roman Road, Almondbank, Perth, PH1 3LQ

Offers Over £150,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

52 Roman Road, Almondbank, Perth, PH1 3LQ

Many thanks for your interest with 52 Roman Road, Almondbank, Perth, PH1 3LQ.

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 renowned 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 01738 444342.

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

The highly desirable village boasts a number of amenities which include a primary school, nursery, a shop with post office and a village pub. Secondary schooling and further shops, restaurants, conference centre, theatre and leisure facilities can be found in the nearby city of Perth.

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



Property Summary

Next Home are delighted to bring to the market this well-proportioned two-bedroom end-terraced home which is set within a generous plot in the popular village of Almondbank.

The property is entered via a welcoming hallway which provides access to the main living areas.

The lounge is bright and spacious, benefitting from both front and rear facing windows which allow natural light to flow throughout the room.

The kitchen is well laid out with ample storage and workspace.

Upstairs, there are two generous double bedrooms along with a family bathroom fitted with a three-piece suite.

Externally, the property sits on a large plot with ample off-street parking to the front. The rear garden is mainly laid to lawn with a seating area, providing a great space for relaxing or entertaining.

The property further benefits from gas central heating.



Key property features

- ✓ Ideal for first time buyers
- ✓ Large plot
- ✓ Ample off-street parking
- ✓ 2 double bedrooms
- ✓ Popular residential area
- ✓ Close to Perth
- ✓ Gas central heating
- ✓ Spacious lounge
- ✓
- ✓











Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.

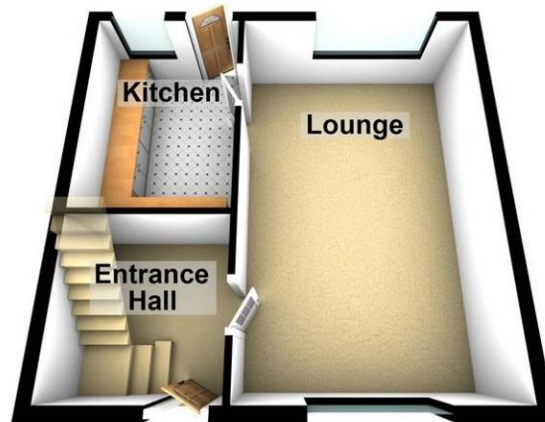


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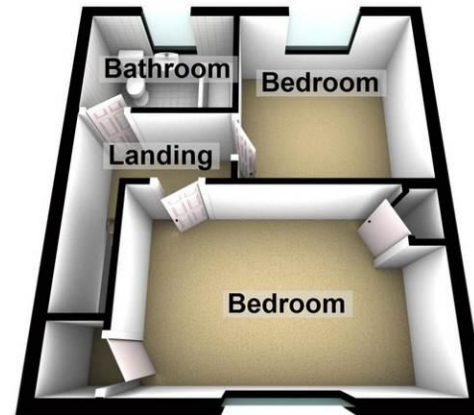
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Floorplans

Ground Floor



First Floor



Property Room Sizes

ENTRANCE HALL

7' 6" x 7' 4" (2.29m x 2.24m)

LOUNGE

18' 1" x 10' 3" (5.51m x 3.12m)

KITCHEN

11' 6" x 7' 6" (3.51m x 2.29m)

BEDROOM

14' 6" x 9' (4.42m x 2.74m)

BEDROOM

12' x 9' 1" (3.66m x 2.77m)

BATHROOM

6' x 5' 5" (1.83m x 1.65m)

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..... 01250 39 80 02

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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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