

Simple Approach



**18 Almond Grove, Perth
PH1 3NA**

Offers over £262,950

Situated within the highly sought-after residential area of Huntingtowerfield, this bright and spacious detached bungalow on Almond Grove offers well-proportioned accommodation throughout, making it an ideal purchase for a wide range of buyers including families, downsizers and those seeking convenient single-level living.

The accommodation comprises a welcoming and generously sized lounge with a large picture window providing a comfortable space to relax and entertain, alongside a modern spacious dining kitchen creating the perfect hub for everyday family life. The property further benefits from a convenient WC, three well-proportioned bedrooms two with built in storage and a modern shower room.

Warmth is provided through gas central heating and the home is fully double glazed, ensuring comfort and energy efficiency throughout the year.

Externally, the property boasts a beautifully maintained and private rear garden along with two private patios areas offering a peaceful outdoor retreat with plenty of space to enjoy the warmer months. To the front a private driveway for 3 cars provides off-street parking and leads to a detached garage, offering excellent storage or additional parking.

Set within a desirable and well-established location, the property enjoys easy access to local amenities, reputable schooling, excellent transport links and nearby countryside walks, making it a fantastic opportunity to acquire a spacious bungalow in one of Perth's most popular residential areas.

5'8" x 7'7" (1.75 x 2.32)

Lounge
16'0" x 13'6" (4.88 x 4.14)

Kitchen/Dining
15'11" x 13'1" (4.86 x 3.99)

W/C
3'4" x 5'4" (1.03 x 1.63)

Bedroom One
11'9" x 11'5" (3.59 x 3.48)

Bedroom Two
8'1" x 11'4" (2.47 x 3.47)

Bedroom three
8'11" x 13'5" (2.73 x 4.11)

Shower room

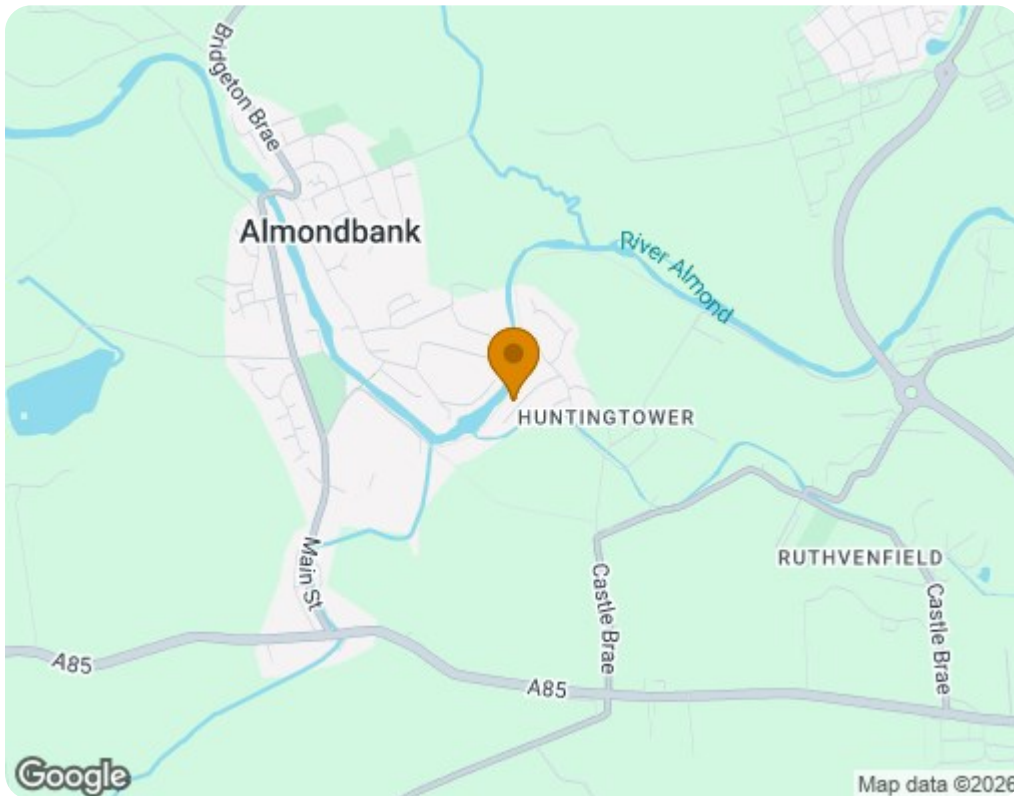
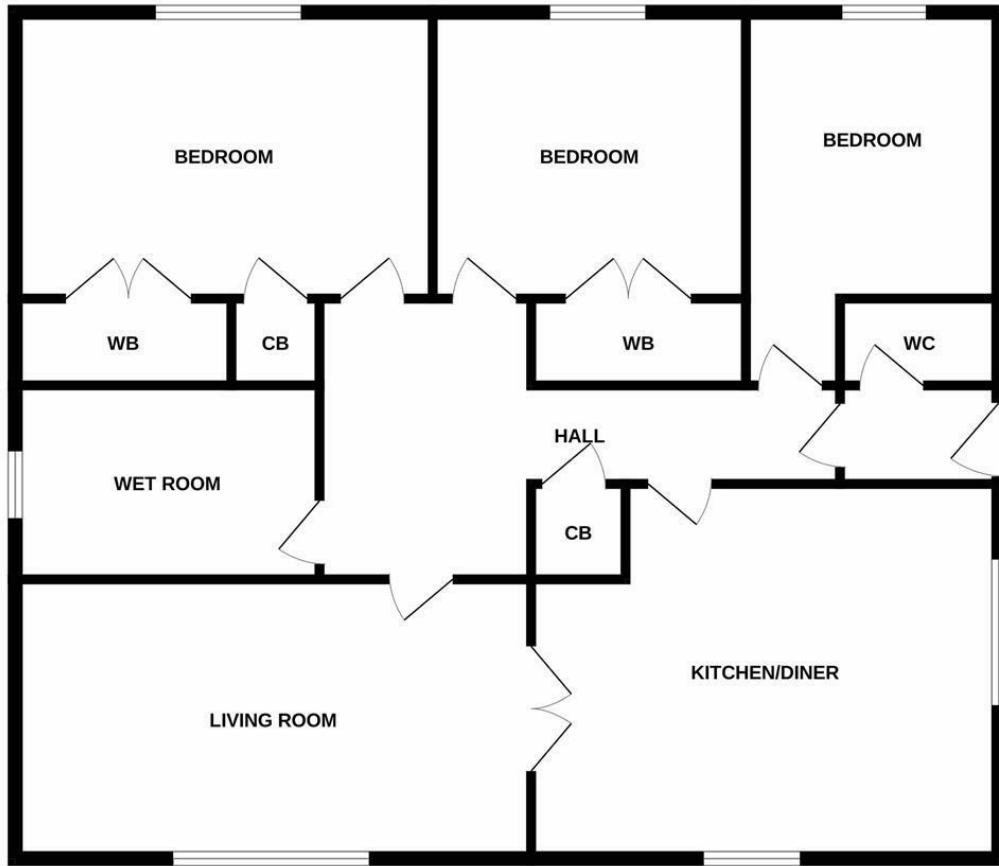




- Detached Bungalow In A Cul De Sac Location
- Open Plan Kitchen/Dining Area
- Sizeable Private Rear Garden
- Council Tax Band E
- Three Generous Bedrooms
- Gas Central Heating & Double Glazing
- Highly Sought After Residential Location
- Bright & Spacious Lounge
- Private Driveway & Detached Garage
- Great Storage Throughout



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		