



**Premier
Properties**
Perth



32 Admiralty Wood, Perth, PH1 3XW Offers Over £274,950

 3  2  2  C

Set across two levels, this impressive property offers the perfect blend of comfort and convenience throughout, ideal for comfortable modern living. Upon entering, you are welcomed by the large lounge, flooded with natural light, creating a warm and inviting atmosphere, leading through to the generously sized kitchen/dining, with ample storage and worktop space, allowing cooking to be at ease, there is also access to the conservatory, great for larger families or those looking for several reception rooms, direct access out to the rear is also provided for the conservatory. There is also a W.C, completing the ground level.

Upstairs, there is three bedrooms, one further benefitting from en suite facilities, ideal for families or those seeking the extra space, there is a family bathroom located at the top of the landing, ensuring daily tasks are at ease, completing the home.

Externally, to the front of the property, off street parking is provided, there is a single garage, great for storing larger items. The rear is mostly laid to artificial grass, however, there is a paved area, great for hosting gatherings or simply enjoying the warmer months.

Almondbank is known for its tranquil surroundings and community spirit, making it an excellent choice for those looking to enjoy a peaceful lifestyle while still being within easy reach of Perth's amenities. This property not only offers a comfortable home but also a vibrant community.

Viewing is highly recommended to see what this property truly has to offer!

- Detached Villa
- 3 Bedrooms
- 2 Bathrooms
- Off street parking
- Detached garage
- Private rear garden
- Gas central heating
- Close to local amenities
- Easy access to transport links
- Viewing highly recommended



Energy Efficiency Rating

Very energy efficient - lower running costs

Current: 72, Potential: 77

Not energy efficient - higher running costs

Environmental Impact (CO₂e) Rating

Very environmentally friendly - lower CO₂e emissions

Current: 73, Potential: 75

Not environmentally friendly - higher CO₂e emissions

Rating	Energy Efficiency	Environmental Impact (CO ₂ e)
(92 plus) A	Very energy efficient	Very environmentally friendly
(81-91) B	Energy efficient	Environmentally friendly
(69-80) C	Energy efficient	Environmentally friendly
(55-68) D	Energy efficient	Environmentally friendly
(39-54) E	Energy efficient	Environmentally friendly
(21-38) F	Not energy efficient	Not environmentally friendly
(1-20) G	Not energy efficient	Not environmentally friendly



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 of representation 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 any representation or warranty in respect of the property.