



14 Admiralty Wood,
Almondbank, PH1 3WX
Offers Over £260,000



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Beautifully presented detached three bed bungalow with shower room and ensuite, garage and driveway, gas central heating and enclosed easily maintained garden, situated within a quiet cul de sac in the village of Almondbank with easy access to motorway links and only a short drive of Perth. Early viewing is highly recommended.

Accommodation –

Entrance Hall –

Bright, welcoming entrance, laid with Karndean flooring, large shelved storage cupboard with shelving.

Shower Room – 2.20m x 1.70m (approx)

Modern fresh white three piece suite consisting of WC, pedestal basin and corner shower cubicle with mains shower. Karndean flooring. Partially tiled.

Kitchen – 3.78m x 3.00m (approx)

Fitted with a good selection of white high gloss wall and base units, marble effect work surfaces and tiled splashback. Integrated fridge/freezer. Washing machine and dishwasher will remain but no warranty will be given. Double oven with microwave, gas hob, Karndean wood flooring. Access to enclosed garden.





Lounge/Dining Room – 7.20m x 4.45m (approx)

Very spacious public room overlooking quiet cul de sac, ample space for furnishings. Naturally bright room with two large picture windows. Freshly carpeted within the last year.

Bedroom 1 - 4.02m x 3.34m (approx)

Overlooking the rear garden, spacious double bedroom with triple built in wardrobes providing both hanging and shelving storage. Carpeted. Leading to **Ensuite –**

Fresh white three-piece suite with white gloss vanity unit, newly installed double shower cubicle with mains shower. Wetwall. Vinyl flooring.

Bedroom 2 – 2.30m x 2.70m (approx)

Another double to with built in mirrored wardrobes. Recently carpeted.

Bedroom 3 – 3.34m x 2.02m (approx)

Currently used as an office, good sized room with space for free standing furniture. Recently carpeted.



External –

To the front is mainly laid to lawn, the driveway and garage are situated to the side of the property with an easily maintained, private rear garden mainly gravelled with potting shed which will be included in the sale.

Burdens –

Council Tax Band -

EPC -

Note: While Neil Whittet Solicitors make every effort to ensure all particulars are correct and given in good faith any intending purchasers should satisfy themselves by inspection or to the correctness of each of them.



Abernethy

Almondbank

Bankfoot

Coupar Angus

Luncarty

Murthly

Newburgh

Perth

Ruthvenfield

Scone

Stanley

St Madoes

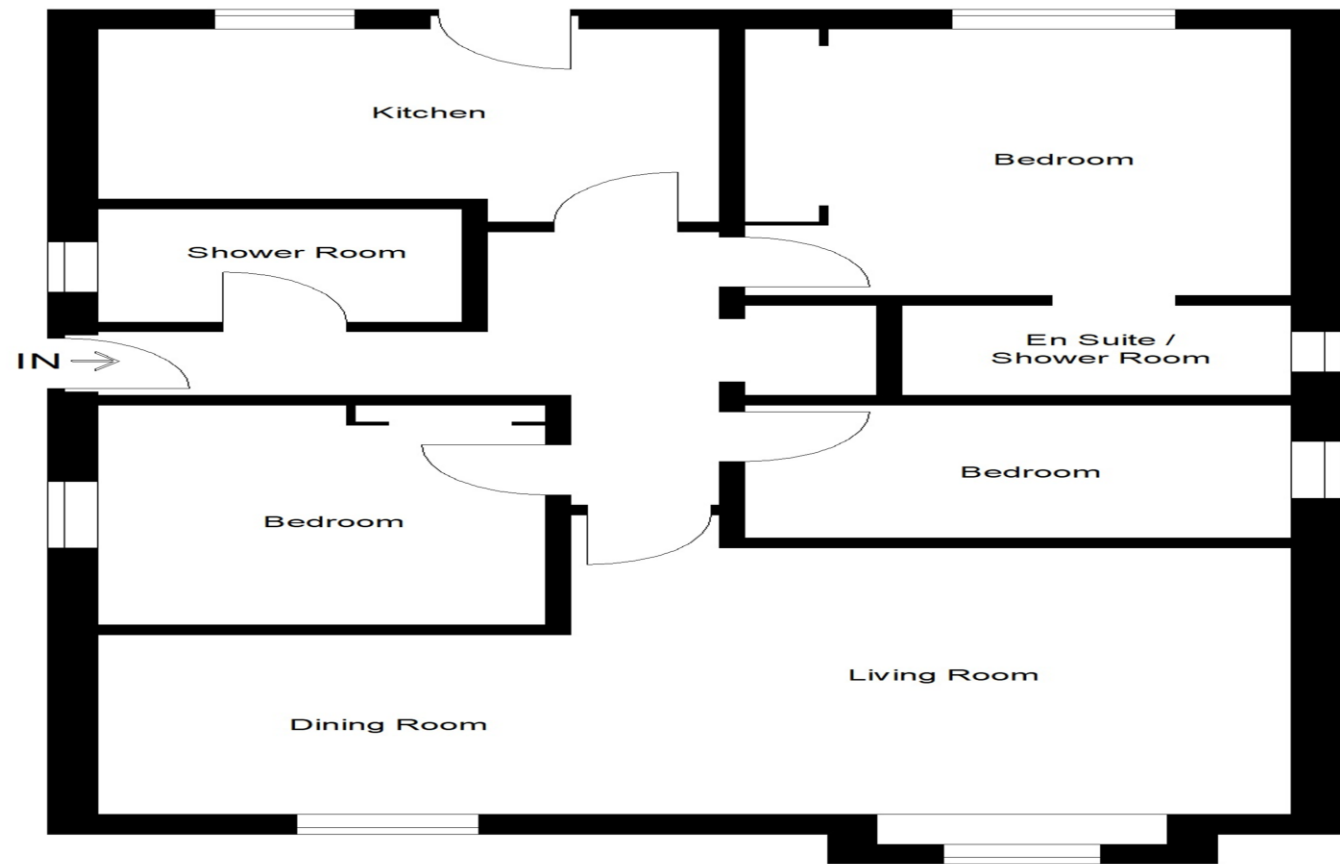


Illustration For Identification Purposes Only. Not To Scale

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