



# Buy your next home with Next Home

Leading Perthshire Estate Agency

24 Roman Road, Almondbank, Perth, PH1 3LQ

Offers Over £135,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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24 Roman Road, Almondbank, Perth, PH1 3LQ

Many thanks for your interest in  
24 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 renown 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 01764 42 43 44.

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

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The highly desirable village of Almondbank boasts a number of amenities which include a primary school, nursery, a shop with post office and a village pub together with the Tickled Trout café.

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

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We are delighted to bring to the market this SEMI DETACHED TWO BEDROOM VILLA set within a cul de sac location in the popular village of Almondbank.

The accommodation comprises entrance hall; lounge; kitchen and conservatory on the ground floor level together with a bathroom and two double bedrooms on the first floor.

The property would benefit from general cosmetic upgrading, however, will make an excellent family home.

The property benefits from having gas central heating and double glazing throughout.

Externally there is a garden to the front with ample off street parking.

To the rear the garden is predominantly laid to lawn with various outbuildings and paved patio area.



# Key Property Features

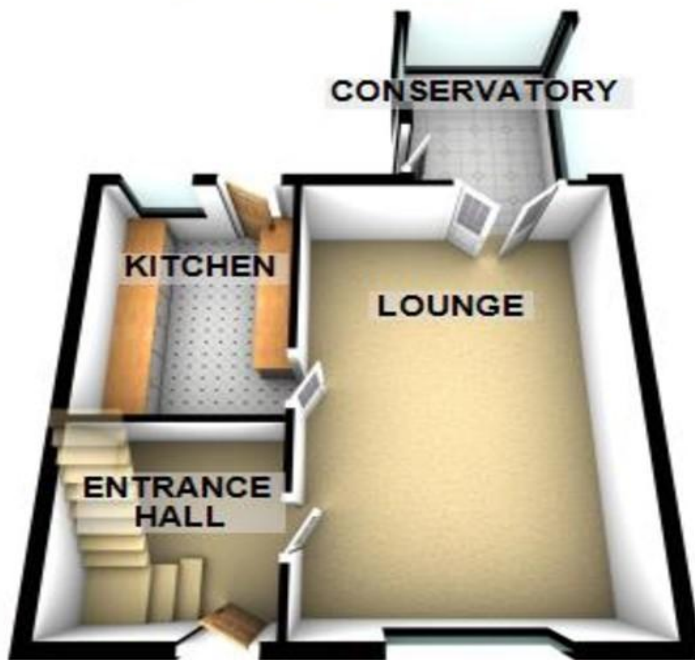
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- ✓ Popular Village Location
- ✓ Large garden to rear
- ✓ Cosmetic upgrading beneficial
- ✓ Ample parking for several cars
- ✓ Local facilities within walking distance
- ✓ Double Glazing & Gas Central Heating
- ✓ River Views
- ✓ Close to Local Schools
- ✓ Lovely parks and river walks
- ✓ On the local bus route



# Floorplans

**GROUND FLOOR**



**FIRST FLOOR**



# Property Room Sizes

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ENTRANCE HALL 7' 6" X 7' 4" (2.29M X 2.24M)

LIVING ROOM 17' 9" X 10' 9" (5.41M X 3.28M)

KITCHEN 10' 4" X 8' 2" (3.15M X 2.49M)

CONSERVATORY 10' 6" X 7' 7" (3.2M X 2.31M)

BEDROOM 1 18' 4" X 9' 11" (5.59M X 3.02M)

BEDROOM 2 12' 0" X 8' 6" (3.66M X 2.59M)

BATHROOM 6' 0" 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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41 – 43 Allan Street, Blairgowrie ..... 01796 54 80 14

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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit: [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

*The only Perthshire estate agent **available 7 days until 9pm***

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