



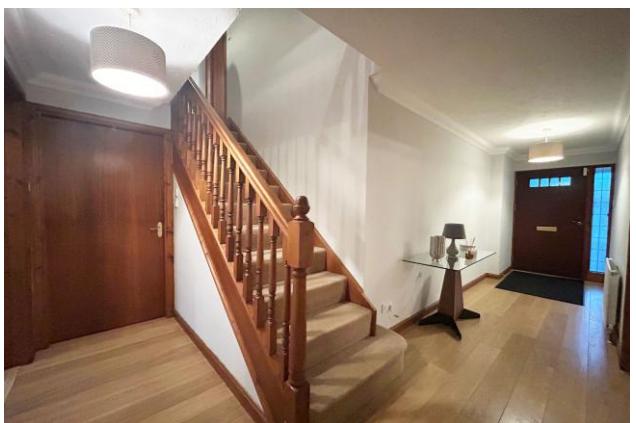
17 Almond Gardens,
Perth,
PH1 1TB
Offers Over £399,999



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Offers Over – £399,999

This impressive, detached four bed villa offers both style and versatility, with well-proportioned rooms ideal for modern family living. Situated within a quiet cul de sac in the desirable Western Edge area of Perth, offering a peaceful setting within easy reach of excellent local amenities, schools, and transport links. The city centre is just a short drive away, providing a wide array of shops, restaurants, and leisure facilities, with nearby access to the A9 and motorway network for commuting.

The ground floor comprises of a welcoming entrance hall laid with wood effect laminate flooring leading to the main lounge, separate dining room, and an open-plan kitchen/family/dining area complete with integrated appliances and access to the rear garden from the utility and conservatory. A convenient WC. The first-floor features four spacious double bedrooms — two benefitting from en-suites. The principal bedroom further enjoys its own dressing area and built-in storage, while all other bedrooms also include fitted wardrobes. A well-appointed modern four-piece family bathroom completes the upper accommodation. Warmth is by means of gas central heating.



Externally, the property enjoys an enclosed rear garden — mainly laid to lawn and bordered by mature trees and shrubs, perfect for family gatherings and relaxation. To the front, there is a monoblock driveway providing off-street parking and access to the integrated double garage.

Dimensions –

Lounge – 5.87m x 3.80m (inc bay) (approx)
Dining Room – 3.88m x 2.72m (approx)
Conservatory – 3.47m x 2.26m (approx)
Family/Dining/Kitchen – 7.56m x 3.12m (approx)
Utility Room – 2.02m x 1.54m (approx)
WC – 1.85m X 1.63m (approx)

First Floor –

Principal Bedroom – 3.98m x 3.80m (approx)
Dressing Area – 2.17m x 2.02m (approx)
Ensuite – 2.80m x 2.47m (approx)
Bedroom 2 – 3.50m x 3.21m (approx)
Bedroom 3 – 3.30m x 2.79m (approx)
Bedroom 4- 3.30m x 2.80m (approx)
Bathroom – 2.55m x 1.69m (approx)

Burdens-

EPC Rating - C

Council Tax Band - G

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.



