



**Premier
Properties**
Perth



Riverside Main Street, Perth, PH1 3NJ

Offers Over £469,995



Riverside, Main Street, is an exceptional 4-bedroom detached villa, finished to a high standard throughout. Thoughtfully designed and meticulously maintained, this unique home offers generous space throughout, perfect for family living & is located in the picturesque village of Almondbank.

Benefitting from gas central heating & double glazing, the spacious accommodation is set across two levels comprising; Welcoming and bright entrance hall, spacious lounge which is the heart of the home benefitting from patio doors offering an abundance of daylight and providing access to the terrace - the perfect setting to socialise, relax and enjoy the lovely views. The lounge and family room also benefit from underfloor heating.

The modern kitchen/dining area comes with all appliances including the American style fridge-freezer and kitchen dresser. There is also a utility room on this level along with an office, boot/storage room, bedroom/family room and bathroom with separate shower.

Stairs from the entrance hall lead up to three double bedrooms, all benefitting from built-in storage. The shower room completes the upper floor.

Please note, the three book shelves in the family room and desk in the office are also included in the sale along with the washing machine & clothes dryer.

Externally the property is set on an exclusive, riverside plot which offers privacy and river views. A garage and drive provides off street parking, with the garage boasting an electric car charger. The extensive garden grounds are mainly laid to lawn with an array of colourful bushes, trees and shrubs. The mature garden beds, glass house, garden shed and raised beds make it ideal for the keen gardener! This beautiful, well maintained garden provides ample space for seating and enjoying the finer weather along with the terrace which makes the perfect spot during the summer months. The cabin which has electricity, internet access & underfloor heating is included in the sale along with the office furniture and ride on lawn mower.

There is also a cellar below the front of the house, currently utilised as a workshop/store and accessed via an external timber door.

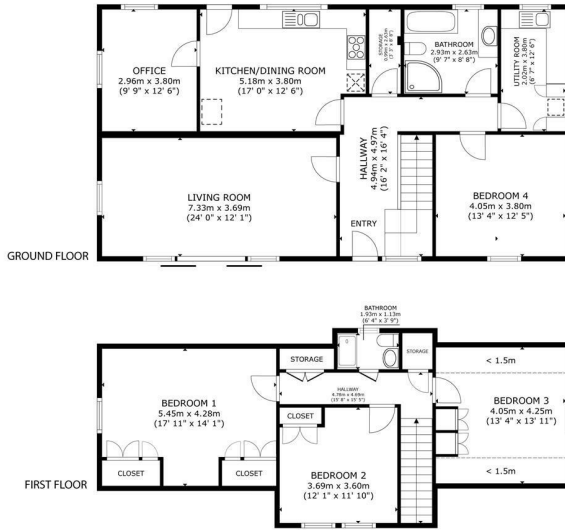
Further to this, an additional wooded area lies next to the grounds of the property, ideal for expansion or resale.

Location: Set in the desirable village of Almondbank, this property is perfectly situated for those looking to be within easy reach of Perth with all its amenities without compromising the benefits of a quiet, rural area. The local shop, church and Post Office can be found within walking distance along with Pitcairngreen Primary School and the well known Pitcairngreen Inn. For those who enjoy the outdoors, there are plenty of woodland and river walks on your doorstep.

Viewing is highly recommended to fully appreciate what this unique home has to offer.

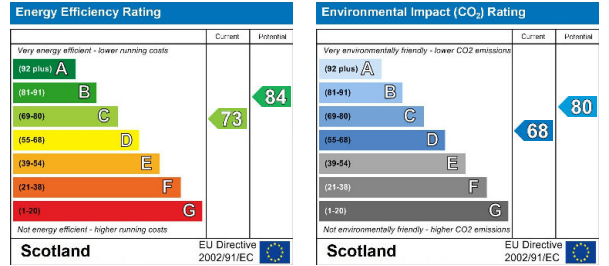
Perth is only 5 miles away with a comprehensive range of shops, professional services, bars and restaurants as well as art galleries, a theatre, a concert hall, cinema and Scone Palace which hosts a variety of events each year. Leisure facilities include a swimming pool, ice rink and two sports centres. Perth is often referred to as a gateway to the highlands and for those who enjoy outdoor pursuits, the rivers, hills and lochs of the highlands offer a whole variety of outdoor activities. The dual carriageway can also be found close by which gives links to various destinations & major cities across the country.

- 4 Bedrooms/ 2 Bathrooms
- Detached Garage
- Gas Central Heating/ Double Glazing
- Off Street Parking
- Extensive Gardens
- Additional Wooded Area
- Village Location
- Immaculately Presented
- Cellar/ Workshop
- Garden cabin fully insulated with underfloor heating



Riverside, Main Street, Almondbank PH1 3NJ

GROSS INTERNAL AREA
FLOOR 1: 111.5 m² (1,200 sq.ft.) FLOOR 2: 62.4 m² (671 sq.ft.)
EXCLUDED AREAS: - REDUCED HEADROOM 6.5 m² (70 sq.ft.)
TOTAL: 173.9 m² (1,872 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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