



## 11 Almond Crescent, Perth, PH1 3FB

Offers Over £365,000



Upon entering, you are greeted by a welcoming entrance hall that leads to a generously sized lounge, complete with a cosy log burning stove. Adjacent to the lounge is a versatile family room, offering ample space for relaxation or play. The contemporary kitchen and dining area is a true highlight, featuring integrated appliances and direct access to the rear garden, making it an excellent space for entertaining or family gatherings. The ground floor also includes a practical utility room and a convenient W.C, enhancing the functionality of the home.

As you ascend to the upper level, you will discover four well-proportioned bedrooms, each designed with comfort in mind. The principal bedroom benefits from en-suite facilities, providing a private retreat. The upper floor is further complemented by excellent storage options and a well-appointed family bathroom, catering to the needs of a busy household.

Externally, the property is surrounded by beautifully maintained garden grounds both at the front and rear. A mono block driveway leads to a single garage, offering additional convenience. The rear garden is private, fully enclosed and mainly laid to lawn, featuring a patio area that is perfect for outdoor dining or simply enjoying the sunshine.

Area- Huntingtower offers a compelling blend of history, peaceful countryside living, and proximity to Perth. Whether you're drawn by the ancient stone of Huntingtower Castle or the tranquil charm of rural roads and lodges, this little hamlet is rich in character and quiet appeal.

Perth City Centre 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
- Detached family home
- Modern kitchen/diner
- Log burning stove
- En-suite in main bedroom
- Front and rear gardens
- Single garage
- Gas central heating
- Viewing recommended
- Spacious lounge with family room



Ground Floor

1st Floor

### 11 ALMOND CRESCENT, HUNTINGTOWERFIELD, PERTH, PH1 3FB

Total: 1355 sq. Ft, 126 m<sup>2</sup>

Ground Floor: 702 sq. Ft, 65 M<sup>2</sup>, 1st Floor: 653 sq. Ft, 61 m<sup>2</sup>

Excluded Areas: Garage: 182 sq. Ft, 17 M<sup>2</sup>, Utility: 36 sq. Ft, 3 M<sup>2</sup>, Walls: 137 sq. Ft, 13 m<sup>2</sup>

All Measurements Are Approximate And For Display Purposes Only

Premier Properties Perth



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		



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