



**Premier
Properties**
Perth



32 Admiralty Wood, Perth, PH1 3XW Offers Over £274,950

 3  2  2  C

Set across two levels, this impressive property offers the perfect blend of comfort and convenience throughout, ideal for comfortable modern living. Upon entering, you are welcomed by the large lounge, flooded with natural light, creating a warm and inviting atmosphere, leading through to the generously sized kitchen/dining, with ample storage and worktop space, allowing cooking to be at ease, there is also access to the conservatory, great for larger families or those looking for several reception rooms, direct access out to the rear is also provided for the conservatory. There is also a W.C, completing the ground level.

Upstairs, there is three bedrooms, one further benefitting from en suite facilities, ideal for families or those seeking the extra space, there is a family bathroom located at the top of the landing, ensuring daily tasks are at ease, completing the home.

Externally, to the front of the property, off street parking is provided, there is a single garage, great for storing larger items. The rear is mostly laid to artificial grass, however, there is a paved area, great for hosting gatherings or simply enjoying the warmer months.

Almondbank is known for its tranquil surroundings and community spirit, making it an excellent choice for those looking to enjoy a peaceful lifestyle while still being within easy reach of Perth's amenities. This property not only offers a comfortable home but also a vibrant community.

Viewing is highly recommended to see what this property truly has to offer!

- Detached Villa
- 3 Bedrooms
- 2 Bathrooms
- Off street parking
- Detached garage
- Private rear garden
- Gas central heating
- Close to local amenities
- Easy access to transport links
- Viewing highly recommended



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs (92-plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

Scotland EU Directive 2010/31/EU

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (82-plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not environmentally friendly - higher CO₂ emissions

Scotland EU Directive 2010/31/EU



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