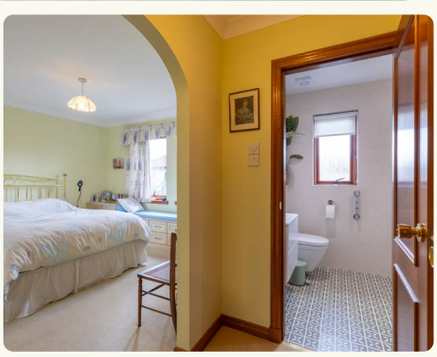
21 Almond Crescent, Huntingtowerfield, Perth PH1 3FB



Detached 4 bedroom villa situated in a quiet cul-de-sac in the charming area of Huntingtowerfield.

4 Bed | 2 Bath | 2 Reception

Set within a quiet cul-de-sac in the sought-after area of Huntingtowerfield, Perth, this attractive four-bedroom detached villa offers bright, spacious and well-presented accommodation, ideal for modern family living. The property is neutrally decorated throughout and provides a practical layout with generous living space, excellent storage and a private garden.

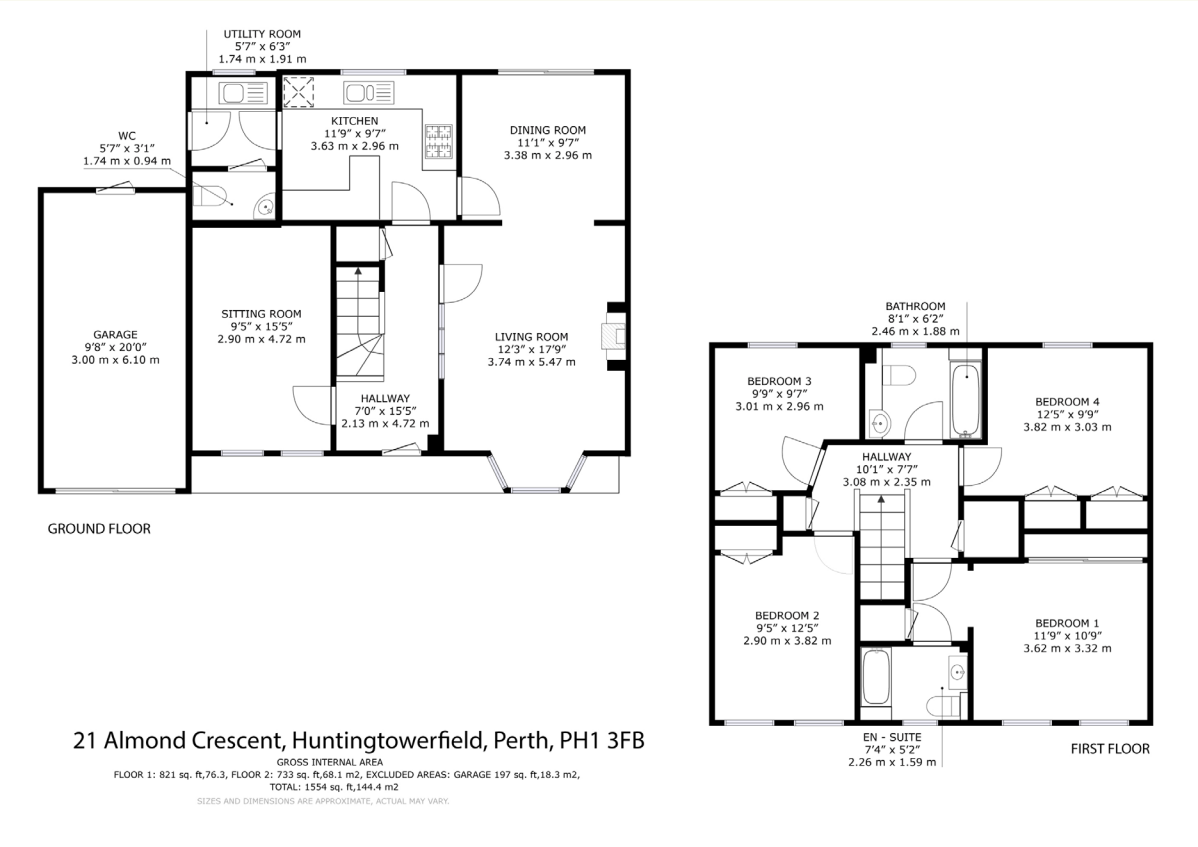
The welcoming entrance hall leads to a generously sized lounge, featuring a gas fire and bay window. The lounge flows through to the dining room, where patio doors open directly onto the garden. Adjacent to the lounge is a versatile family room, currently fitted with a range of units and well suited for use as a home office. Positioned to the rear of the property, the fitted kitchen includes integrated appliances and a breakfast bar. From here, there is access to the utility room, cloakroom and rear garden, adding convenience for everyday family life. On the upper level, there are four good-sized bedrooms, each with built-in storage. The principal bedroom benefits from an en suite with an easy-access bath, WC and wash hand basin, while a separate family bathroom serves the remaining bedrooms.

Externally, a block-paved driveway provides parking for two cars and leads to a single garage. Beautifully tended lawns and colourful borders surround the property, while the fully enclosed and very private rear garden includes a greenhouse, garden shed, drying area and patio, offering ample space for relaxation, entertaining or play.

Features

- Quiet cul-de-sac location
- Lounge/dining room
- Family room/office
- Fitted kitchen & utility room
- 4 good sized bedrooms, 1 en suite
- Family bathroom
- Well-kept gardens
- Driveway & garage
- EPC Rating C

Offers Over £340,000



Huntingtower is a hamlet which is rich in character and quiet appeal offering peaceful countryside living with easy access to Perth. This lively city offers a wealth of everyday amenities including shops, supermarkets, eateries and independent retailers, along with a wide range of recreational, cultural and educational facilities. The mainline railway station offers regular services to Edinburgh, Inverness, Stirling and beyond. Convenient road links are accessible via the nearby M90.

FOR VIEWING:

By appointment only

Contact Lindsays on:

01764 910555 crieffproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.