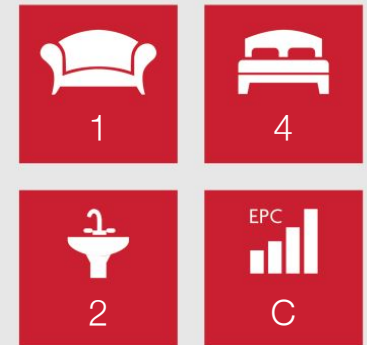




31 Almond Gardens

Perth City South, Perth,
PH1 1TB





Property Summary

Ideally positioned in the popular Perth City South area, this immaculately presented four-bedroom contemporary detached house offers stylish, well-planned accommodation with excellent flexibility for modern family life. An inviting hall with a guest WC leads to a bay-windowed living room, south-facing dining room and a superb breakfasting kitchen with contemporary cabinetry and appliances and French doors opening onto the garden. A handy utility room adds further practicality.

Upstairs, four bedrooms with built-in wardrobes include a flexible room ideal for use as a home office. The principal bedroom benefits from a modern en-suite shower room, while a four-piece bathroom features a freestanding bath and towel warmer.

Features

- Attractive detached house in Perth City South
- Established residential neighbourhood near central Perth
- Pristine presentation throughout
- Welcoming entrance hall with guest WC
- Spacious bay-windowed living room
- Sunny dining room
- Modern well-appointed breakfasting kitchen with French doors
- Modern en-suite shower room
- Four-piece family bathroom with towel warmer
- Handy utility room
- Private lawned front garden
- Enclosed lawned rear garden with seating space
- Integral garage and private double driveway
- Gas central heating and double glazing



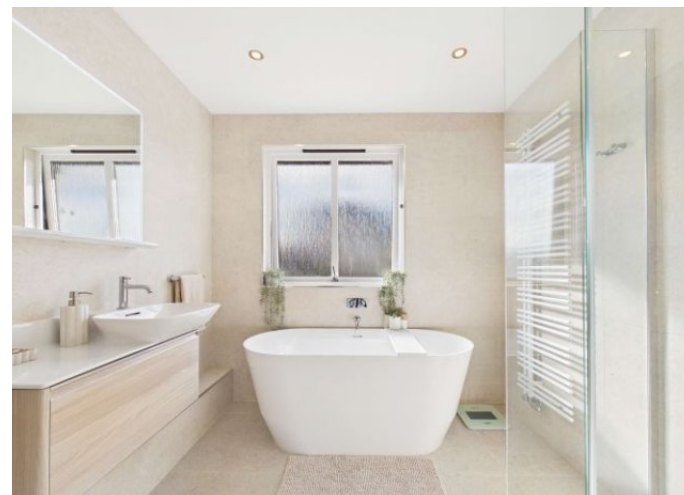
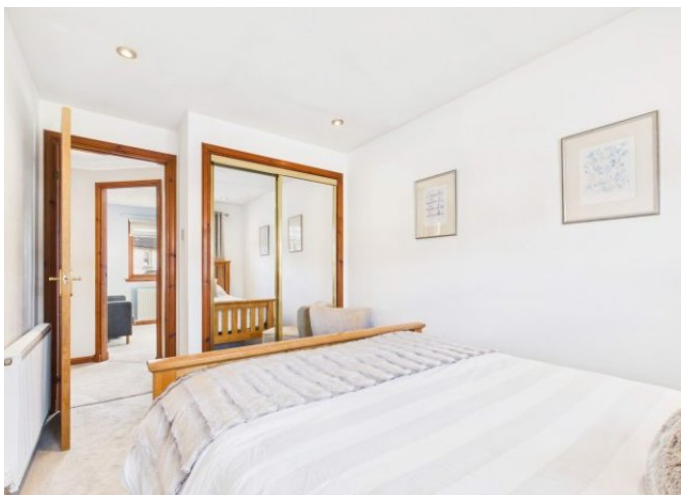












Outside, a private lawned front garden complements the enclosed rear garden, which combines a lawn with leafy planting, a sunny aspect and a seating area for relaxing or entertaining. An integral garage and paved private double driveway provide excellent parking.

Gas central heating and double glazing complete this appealing home, which is ideally placed for Perth's amenities, schools, leisure facilities and transport links.

Extras: window coverings and appliances are included in the sale.



[Click here to take a virtual tour](#)





Perth

Positioned on the banks of the River Tay and surrounded by spectacular countryside, Perth is a vibrant hub in central Scotland and is known as the 'Gateway to the Highlands'.

The historic county town and former Royal Burgh has long been the commercial and cultural centre of Perthshire, however, it was finally granted city status in 2012 as part of the Queen's Diamond Jubilee celebrations.

Perth attracts tourists all year round, with no shortage of activities to suit every taste: exploring ancient castles and palaces, conquering the surrounding hills and mountains, or sampling first-class food and drink at local restaurants, pubs and distilleries.

World-famous Scone Palace – the crowning place of Scotland's kings – is on the city's outskirts.

Perth is served by a number of primary and secondary schools, and there are also several independent schools in and around the city. Perth provides excellent road and rail links for travel across central Scotland and into the Highlands.

The M90 allows convenient travel southwards and connections for Edinburgh and Glasgow, while Perth station offers frequent services to all major cities in Scotland, as well as a Caledonia Sleeper service to London.



Floorplan





Thorntons

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Our Branches

ANSTRUTHER

5A Shore Street
Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

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3-7 High Street
Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

DUNDEE

James Thomson House, 8 Riverside
Road, Dundee, DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent
Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

FORFAR

53 East High Street
Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

ARBROATH

Brothockbank House,
Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

CUPAR

49 Bonnygate
Cupar, KY15 4BY
01334 656564
cupareaa@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
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0131 297 5980
edineaa@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street
St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

INVERNESS/HIGHLANDS

Kintail House, Beechwood Park, 2 Sir
Walter Scott Drive, Inverness, IV2 3BW
01463 575643
geneaa@thorntons-law.co.uk



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