

Simple Approach



Estate Agents



**28 Roman Road, Perth  
Perthshire PH1 3LQ**

**Offers over £124,950**

Simple Approach are delighted to welcome this beautifully presented semi-detached house on Roman Road to the Perthshire residential market. Set in the heart of the ever desirable Village of Almondbank positioned just a few miles West of Perth this idyllic family home comes to the market in good condition, having been decorated in light, neutral tones and well maintained by the present owner throughout. Comprising; a warm and welcoming lounge with ample space for dining, a fitted kitchen and a bright and spacious conservatory to the rear all set across the ground floor. On the upper level there are two double bedrooms with fitted wardrobes in the master and a modern family bathroom, offering all the living space required by any growing family across two floors. This property boasting sought-after features such as double glazing, a private driveway to the front and a good-sized family garden to the rear. Viewing is absolutely essential to appreciate the quality of home on offer, as well as the excellent location.

**Living Room/ Dining**

18'7" x 10'6" (5.67 x 3.21)

**Kitchen**

12'0" x 7'5" (3.67 x 2.27)

**Conservatory**

9'4" x 7'1" (2.86 x 2.16)

**Bedroom 1**

8'11" x 13'0" (2.72 x 3.97)

**Bedroom 2**

9'4" x 11'10" (2.87 x 3.61)

**Bathroom**

6'2" x 6'1" (1.90 x 1.87)

**Garage**

17'7" x 8'11" (5.37 x 2.73)

**Location**

The village of Almondbank has recently become a very desirable area to live within Perthshire, due to its close proximity and easy commuting distance to Perth City just a couple of miles away. Almondbank itself also offers plenty of its own nearby amenities, such as a convenience store, a pub, cafe and a reputable Primary School all within walking distance of this property's doorstep. The Village is well-known for its picturesque surroundings as well as its beautiful field and riverside walks, again all within minutes of Roman Road where the purchaser can enjoy the peace and quiet of a countryside location without falling off the beaten track.

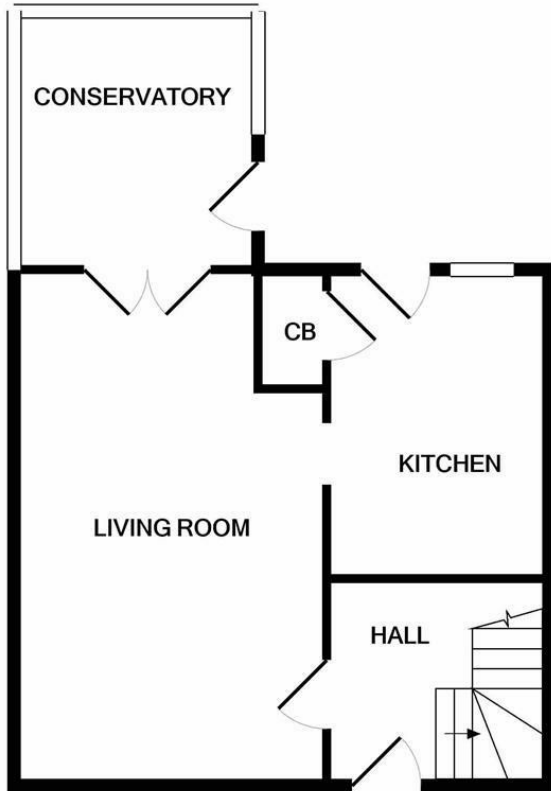




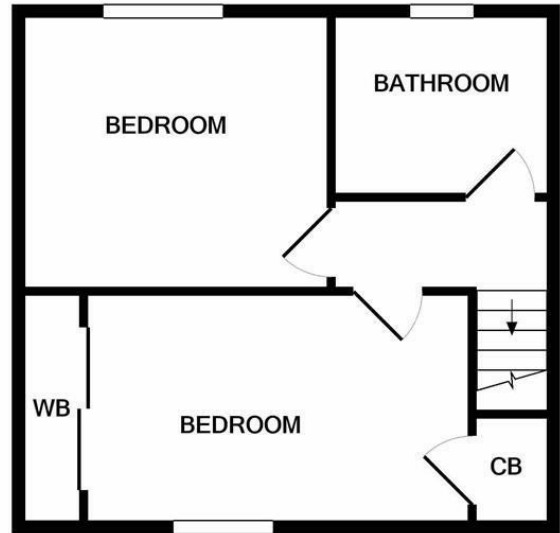


- Well Presented Semi-Detached House
- Private Driveway to Front
- Gas Pipe Available to Front
- Two Double Bedrooms with Integrated Wardrobes
- Enclosed Garden to Rear
- Double Glazing Throughout
- Sought- After Village Location





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		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) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>39</b>	
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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