



Stoneydyke College Mill Road, Almondbank, PH1 3JY  
Offers over £220,000

 3  1  1  D



# Stoneydyke College Mill Road Almondbank, PH1 3JY

Offers over £220,000

- Detached 3-bed bungalow in a peaceful village
- Well-equipped dining kitchen
- Family bathroom
- Off-street parking
- Oil central heating & double glazing
- Spacious living room with fireplace & patio doors
- Three bright and airy bedrooms
- Landscaped garden grounds
- Useful outbuildings for extra storage
- Easy access to Perth & transport links

Located in the charming village of Almondbank, this delightful three-bedroom detached bungalow offers a wonderful blend of countryside tranquillity and modern comfort. The property boasts a spacious living room with a feature fireplace and sliding doors leading to a raised decking area, perfect for enjoying scenic views. The well-appointed dining kitchen provides ample storage and workspace, with room for a dining table to create a sociable hub for family meals.

Three well-proportioned bedrooms offer comfortable living, each with large windows that allow for plenty of natural light. The family bathroom is conveniently located and designed with practicality in mind. Externally, the property benefits from a low maintenance garden with landscaped areas, a private patio, and useful outbuildings. A gravelled driveway provides ample parking, ensuring convenience for residents and visitors alike. Almondbank offers a peaceful village setting with excellent local amenities, while Perth city centre is just a short drive away, providing further shopping, dining, and transport links. This bungalow is ideal for those seeking a rural lifestyle without compromising on accessibility.

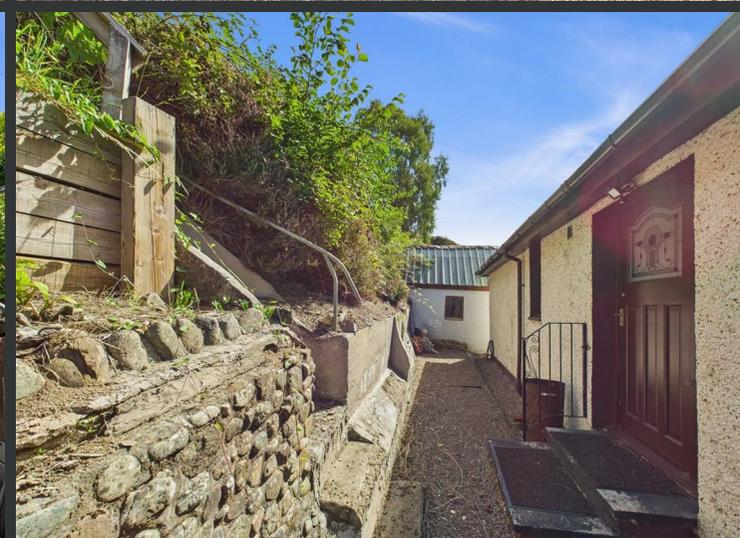


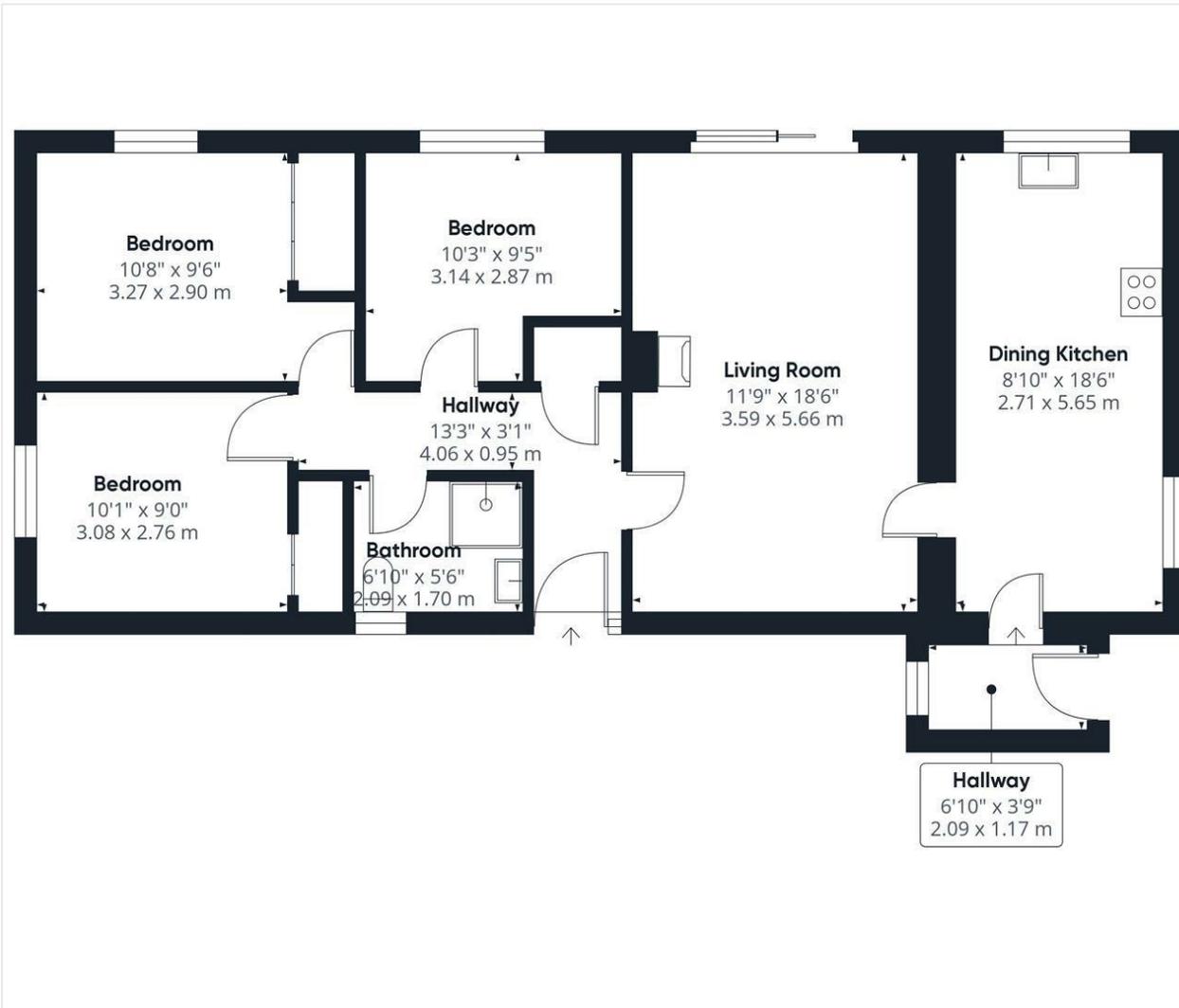


## Location

Almondbank is a charming village located just a few miles northwest of Perth, offering a wonderful mix of rural tranquillity and modern convenience. Surrounded by picturesque countryside, the village is perfect for outdoor enthusiasts, with scenic walks, cycling routes, and access to the River Almond. Local amenities include a primary school, village shop, and a welcoming community atmosphere. The nearby city of Perth provides a wider range of shopping, dining, and cultural attractions. With excellent transport links and a relaxed pace of life, Almondbank is an ideal location for families, retirees, and anyone looking to enjoy countryside living close to urban conveniences.







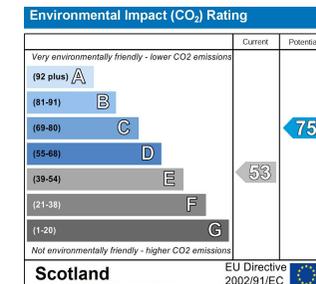
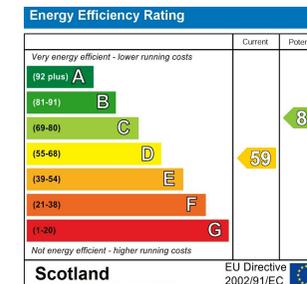
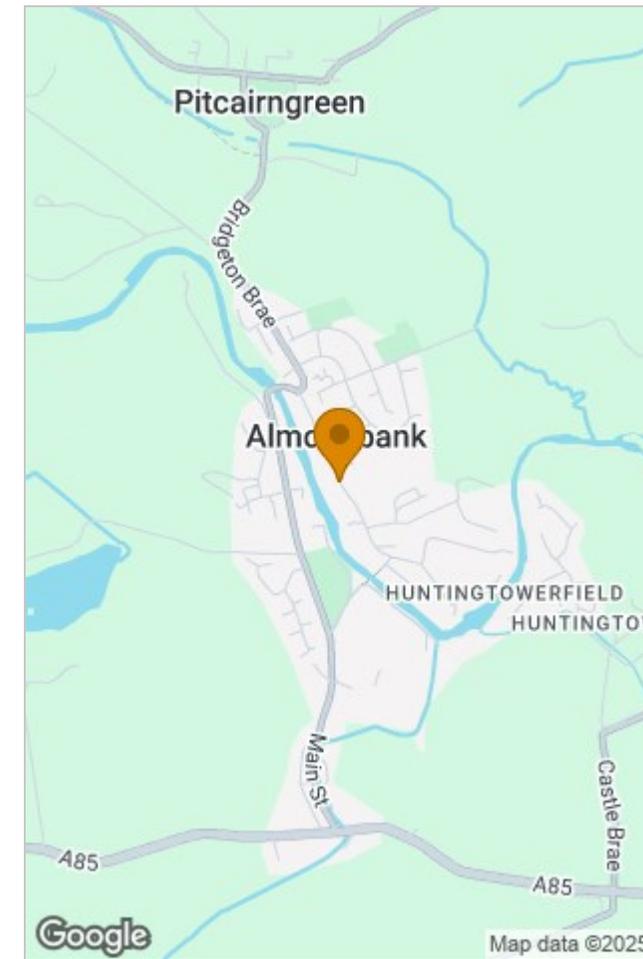
Approximate total area<sup>(1)</sup>  
837.32 ft<sup>2</sup>  
77.79 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



## Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX

T. 01738 260 035 | hello@wearepossible.co.uk

wearepossible.co.uk

