



Thorntons
The right way to move

9 Gellyburn Road, Almondbank,
Perth PH1 3LA





Summary

Located in the popular village of Almondbank, this well-presented property offers bright and spacious accommodation, including a welcoming living/dining room with patio doors to the front and good sized kitchen with ample storage space. Upstairs features three good-sized bedrooms plus a versatile box room ideal for a study or nursery. Outside, the private garden provides a safe and sunny space for children and pets, while the generous driveway offers ample off street parking. Situated in a popular and well-established area, 9 Gellyburn Road benefits from close proximity to local amenities, primary schooling, and easy access to Perth and surrounding areas. Please Note: This property is of a non-traditional form of construction.

Features

- 3-bedroom semi-detached home with additional box room/study
- Popular residential area in Almondbank
- Spacious living/dining room & well-equipped kitchen
- Enclosed rear garden
- Large driveway providing ample off-street parking
- Close to local amenities, schools, & easy access to Perth
- GCH; DG; EPC - D
- Council Tax Band - A

Room Measurements

Living/Dining Room 22'1" x 10'7" (6.72m x 3.22m)

Kitchen 10'11" x 9'3" (3.33m x 2.81m)

Bedroom 1 12'2" x 10'7" (3.70m x 3.22m)

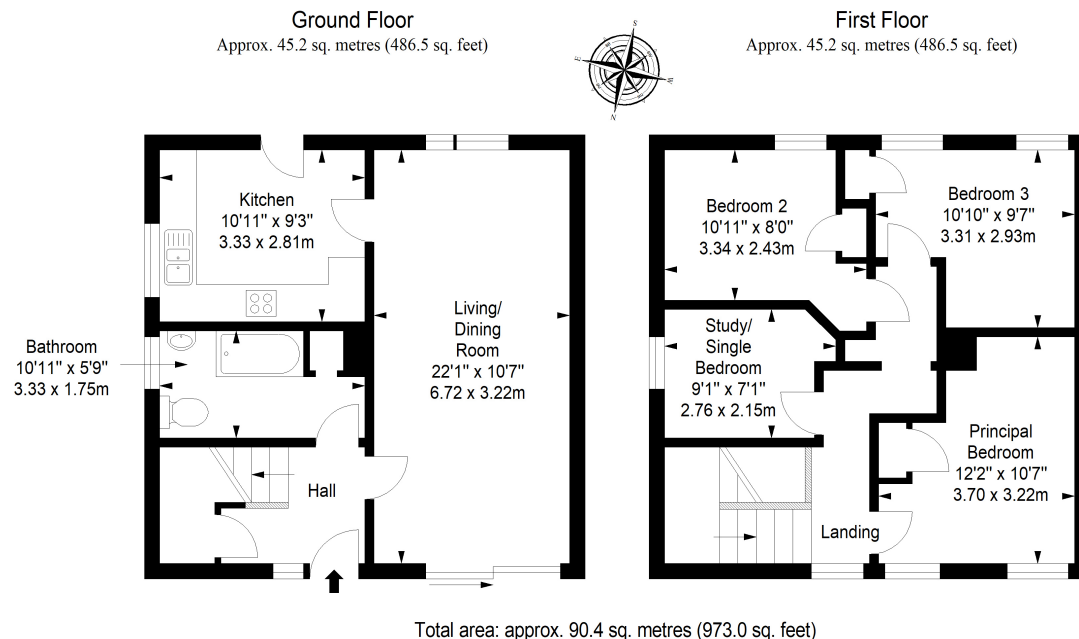
Bedroom 2 10'11" x 8'0" (3.34m x 2.43m)

Bedroom 3 10'10" x 9'7" (3.31m x .93m)

Box room/ Study 9'1" x 7'1" (2.76m x 2.15m)



Floorplan



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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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