



59 Main Street, Almondbank

Fixed Price **£465,000**



59 Main Street

Almondbank, Perth

****45K BELOW HOME REPORT**** Four-bedroom detached house with light-filled, modern features, riverside gardens, woodland grounds, and a sought-after location close to Perth. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Exceptional detached home set on an impressive riverside plot
- Extensive private grounds stretching to the River Almond and towards the nearby bridge
- Stunning garden with elevated terrace and beautiful natural surroundings
- Well-appointed kitchen with ample storage and dining space
- Four generous bedrooms including an impressive principal bedroom
- Modern family bathroom and additional first floor shower room
- Dedicated study ideal for home working or flexible family use
- Fully insulated garden office with electricity and separate room, suitable for year-round use
- Peaceful village setting within easy reach of Perth and excellent transport links



Hall

9' 7" x 16' 3" (2.92m x 4.95m)

The property welcomes you through a bright and spacious entrance hall, creating an immediate sense of openness upon arrival. This inviting area serves as the central point of the home, providing access to the main living accommodation while maintaining a practical and well-organised layout. The hall is finished with attractive flooring and neutral décor, enhancing the natural light that flows through the space and creating a warm and welcoming atmosphere. A large window and glazed door allow additional daylight to fill the area, while also offering pleasant views towards the surrounding greenery. A striking open staircase adds a contemporary architectural feature to the hallway, leading to the upper level of the home and adding character to the space. Beneath the staircase there is additional room that can be used for seating, decorative elements or further storage.

Living room

23' 10" x 12' 0" (7.27m x 3.65m)

The living and dining area is a bright and generously proportioned space, perfectly designed for both everyday living and entertaining. The room benefits from an open and flexible layout, allowing comfortable seating as well as a dedicated dining area. Large sliding doors run along one side of the room, allowing an abundance of natural light to fill the space while providing direct access to the terrace and beautiful views over the garden and surrounding greenery. This feature creates a seamless connection between indoor and outdoor living. The space also benefits from underfloor heating, enhancing comfort throughout the year. The neutral décor and warm wooden flooring further add to the welcoming atmosphere, while the size of the room allows for a variety of furniture arrangements to suit different lifestyles.





Kitchen

20' 0" x 12' 3" (6.10m x 3.74m)

The kitchen is a bright and spacious area designed to combine practicality with everyday comfort. Fitted with a range of wooden wall and base units, the room offers ample storage and generous worktop space, making it ideal for cooking and food preparation. A large window runs along the main work surface, allowing plenty of natural light to flood the room while providing a pleasant outlook towards the surrounding greenery. This feature creates a bright and welcoming atmosphere throughout the space. The kitchen also provides room for a dining table, making it a convenient and sociable area for informal meals or morning coffee. The layout flows naturally into the adjoining living space, creating a practical arrangement suited to modern family living and entertaining. Overall, the kitchen offers a functional and well-proportioned space that forms an important and welcoming part of the home.

Study/Office

9' 8" x 12' 0" (2.94m x 3.66m)

The property benefits from a bright and practical study, providing an ideal space for working from home, studying or managing day-to-day tasks. The room is well proportioned and enjoys plenty of natural light from the large window, creating a comfortable and productive working environment. Fitted shelving and built-in storage provide excellent space for books, files and office equipment, helping to keep the room organised and functional. The layout easily accommodates a desk and additional furniture, allowing the space to be tailored to individual needs. Neutral décor and modern flooring enhance the bright and tidy appearance of the room, making it both practical and inviting. This versatile space could also be used as a hobby room, reading room or additional bedroom if required, offering flexibility for a variety of lifestyle needs.





Utility room

6' 7" x 12' 2" (2.00m x 3.70m)

The property benefits from a bright and practical utility room, designed to provide additional storage and laundry facilities while keeping the main living areas organised and clutter free. The room is fitted with a range of modern wall and base units, offering ample cupboard space for household essentials. A generous worktop provides useful preparation and folding space, while the sink positioned beneath the window allows for natural light to fill the room and offers a pleasant outlook while carrying out everyday tasks. The utility area is also equipped with integrated laundry appliances, neatly stacked to maximise space and efficiency. Finished with contemporary cabinetry and stylish patterned flooring, the utility room is both functional and visually appealing. This well-designed space adds valuable practicality to the home and is ideal for managing laundry, cleaning equipment and additional storage needs.

Bathroom

9' 5" x 8' 2" (2.86m x 2.50m)

The main bathroom is a spacious and well-appointed room designed for both comfort and practicality. Finished with neutral tiling throughout, the space offers a clean and modern appearance while remaining warm and inviting. The bathroom features a full-sized bath as well as a separate shower enclosure, providing flexibility for both quick daily routines and more relaxing bathing. A contemporary vanity unit with integrated storage sits beneath a large mirror, offering convenient space for everyday essentials. A large window allows natural light to fill the room while maintaining privacy, enhancing the bright and airy atmosphere. The room also benefits from a heated towel rail and modern fittings which add both comfort and functionality.





Downstairs bedroom

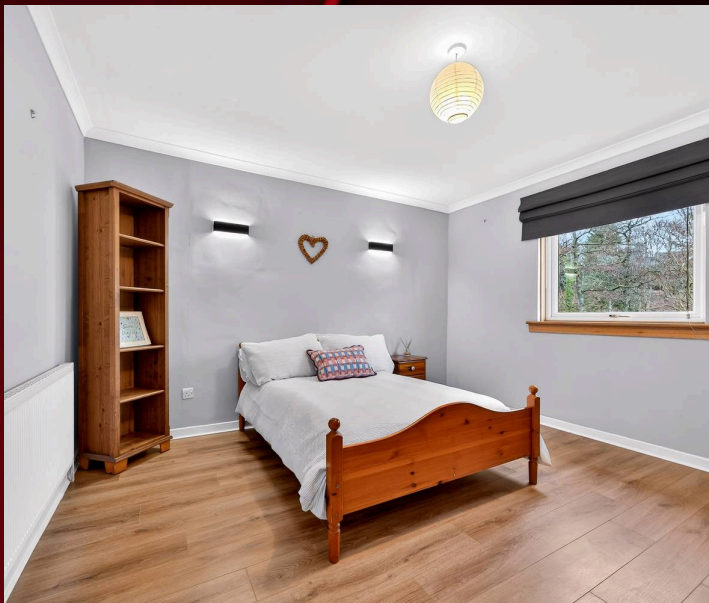
13' 1" x 12' 4" (4.00m x 3.77m)

Located on the ground floor, this spacious and well-presented bedroom offers comfortable and versatile accommodation, ideal as a principal bedroom, guest room or additional living space depending on individual needs. The space also benefits from underfloor heating. The room benefits from generous proportions, allowing ample space for a double bed along with additional furniture. Large windows provide plenty of natural light while offering a pleasant outlook towards the surrounding greenery, creating a calm and relaxing atmosphere. Neutral décor and modern flooring enhance the sense of space and brightness, making the room feel both welcoming and easy to personalise. Built-in shelving and storage provide practical solutions while maintaining a clean and uncluttered feel. Thanks to its convenient ground floor position, this bedroom is particularly well suited for guests, multi-generational living or those seeking the practicality of single-level accommodation within the home.

Bedroom two

13' 1" x 14' 0" (4.00m x 4.27m)

Bedroom two is a bright and generously proportioned room located on the upper level of the property. The space benefits from a large window which allows plenty of natural light to fill the room, creating a pleasant and comfortable environment. The room offers ample space for a double bed along with additional bedroom furniture, making it ideal as a guest bedroom, children's room or a comfortable home office. Neutral décor and soft carpeting contribute to the calm and relaxing atmosphere, while the sloped ceiling adds character and a sense of charm to the space. Built-in wardrobes provide excellent storage and help maximise the usable floor area, ensuring the room remains practical as well as stylish.





Bedroom three

11' 10" x 12' 0" (3.61m x 3.65m)

Bedroom three is a bright and comfortable room located on the upper floor of the property, offering a pleasant and peaceful environment ideal for family living. The room benefits from a large window which allows an abundance of natural light to fill the space while providing a lovely outlook towards the surrounding area. Generous floor space allows for a double bed along with additional bedroom furniture, making the room both practical and versatile. The neutral décor and soft carpeting create a warm and relaxing atmosphere, making it easy for future owners to personalise the space according to their own style. The room also benefits from fitted storage, helping to maximise usable space while maintaining a clean and uncluttered appearance. This bedroom is ideal as a children's room, guest bedroom or additional workspace, providing flexible accommodation suited to a variety of lifestyle needs.

Principal bedroom

17' 6" x 14' 1" (5.34m x 4.30m)

The principal bedroom is a generously proportioned and beautifully presented room, offering a peaceful and comfortable retreat within the home. Its excellent floor space allows for a large bed along with additional furniture such as bedside tables, wardrobes or a dressing area, while still maintaining an open and airy feel. A large window allows natural light to fill the room throughout the day, creating a bright and welcoming atmosphere while also providing a pleasant outlook towards the surrounding greenery. The neutral colour palette and soft carpeting enhance the sense of warmth and relaxation, making the space both inviting and easy to personalise. The room also benefits from built-in wardrobes which provide excellent storage while helping to maintain a clean and uncluttered appearance.





Bathroom

6' 4" x 4' 2" (1.93m x 1.27m)

The first floor bathroom is a well-presented and practical space, designed to provide comfort and convenience for the upper level of the home. Finished with neutral tiling, the room has a bright and clean appearance while maintaining a warm and modern feel. The bathroom is fitted with a contemporary shower enclosure, making it ideal for quick and convenient daily use. A modern WC and wash hand basin are complemented by built-in storage, helping to keep the space tidy and organised. A window allows natural light to enter the room while also providing ventilation, enhancing the fresh and airy atmosphere. The heated towel rail adds additional comfort and practicality.

Garden office

10' 8" x 16' 2" (3.25m x 4.92m)

Situated within the garden, the property benefits from a spacious and versatile garden office, providing an excellent additional living or working space separate from the main house. The building has been thoughtfully designed for comfortable year-round use. The office is fully insulated and benefits from electricity, underfloor heating, as well as data cabling for a reliable internet connection, making it ideal for home working. Large doors and windows allow natural light to fill the interior, creating a bright and pleasant atmosphere with views over the garden. Internally, the space is well arranged and includes a separate room, suitable as an additional office, meeting area, hobby room or storage. The warm interior finishes and natural wood features create a modern yet inviting feel.





Garden

One of the most exceptional features of this property is the remarkable garden and extensive grounds that accompany the house. Rarely available, the property sits within a generous riverside plot which offers both beautifully landscaped gardens close to the house and a substantial area of land extending down towards the river and along to the nearby bridge. Immediately to the rear of the house is a spacious paved terrace which runs along the full width of the property. This elevated seating area provides an ideal space for outdoor dining, relaxing with family and friends, or simply enjoying the peaceful surroundings and picturesque views across the garden and towards the river beyond. Thanks to its position, the terrace enjoys excellent natural light and forms a perfect extension of the indoor living space during the warmer months. From the terrace, steps lead down into the main garden area where a generous lawn is framed by mature trees, shrubs and established planting. The garden has been thoughtfully arranged to create a sense of privacy and tranquillity, with greenery providing a natural backdrop throughout the seasons. A charming stepping-stone pathway gently leads through the lawn, adding character and guiding you through the landscaped garden. The surrounding mature trees and planting not only create a beautiful setting but also attract a variety of wildlife, adding to the peaceful and natural atmosphere of the grounds. The sound of the nearby river further enhances the relaxing environment, making the garden a wonderful place to unwind and enjoy the outdoors.



Front Garden

The property is approached via a neat paved pathway leading to the front entrance. The front of the home is beautifully presented with a clean white exterior and contrasting dark roofline, giving the property a modern yet timeless character. The entrance area is framed by attractive planting and mature greenery, adding colour and softness to the approach while maintaining a sense of privacy. The paved pathway continues along the side of the house, providing practical access around the property and towards the rear garden. The surrounding greenery and established hedging enhance the overall charm of the setting, while the elevated position of the property adds to its sense of presence. The front aspect reflects the well-maintained nature of the home and immediately sets the tone for the quality and care found throughout the property.

Driveway

2 Parking Spaces

P Additional Parking In addition to the spacious double garage, the property offers two dedicated outdoor parking spaces, providing convenient and secure parking for residents and visitors alike. These spaces complement the garage, ensuring ample parking options for multiple vehicles without compromising the home's landscaped setting.



Garage

Double Garage

The property also benefits from a spacious garage located at the front of the house, providing secure parking and excellent additional storage. The garage measures approximately 4.70m x 6.50m, offering generous internal space suitable for a vehicle while still leaving room for tools, bicycles and general household equipment. Access is provided via a remote-controlled electric garage door, allowing convenient entry and exit while adding an extra level of security. Inside, the garage is well arranged and includes shelving and storage areas which help maximise the usable space. A particularly valuable feature is the installed electric vehicle charging point, providing a practical solution for modern electric car ownership and future-proofing the property. The garage offers a highly functional and well-equipped space which adds both convenience and practicality to the home.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



59 Main street Almondbank



Approx. Gross Internal Floor Area 3222 sq. ft / 299.31 sq. m (Including Garage & Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



RE/MAX Estates- Edinburgh

34 South Gyle Crescent, South Gyle - EH12 9EB

0131 278 0508/ 07864 996 889

edinburgh@remax-scotland.homes/pnasiuk@remax-scotland.homes

www.remax-propertymarketingcentre2.net/

