6 Shorthorn Drive, Perth
PH1 3JU

Offers over £307,950

Simple Approach are pleased to offer this beautifully presented detached family home on Shorthorn Drive to the Perthshire residential sales market. Set within the ever desirable area of Huntingtower, this lovely home comes to the market in excellent move in condition throughout and could not be better placed for those seeking the benefits of countryside living without compromising being close to all local amenities. Boasting sought after features such as gas central heating, double glazing, a private driveway and single garage. The property comprises of; a bright front facing lounge, contemporary kitchen with ample space for dining, a useful utility room and a WC. Upstairs the property has four generous bedrooms with a master ensuite and a further chic family bathroom. Externally the property sits on a impressive plot of land, enjoying a sizable fully enclosed rear garden with plenty space for outdoor seating, viewing is essential to appreciate the overall spacious accommodation and excellent location on offer at this stunning property.

Living Room
11'7" x 14'8" (3.55 x 4.49)

Kitchen
10'9" x 15'3" (3.30 x 4.66)

Utility Room
5'10" x 7'2" (1.79 x 2.19)

Downstairs WC
3'1" x 7'1" (0.94 x 2.18)

Master Bedroom
10'3" x 11'0" (3.13 x 3.37)

Ensuite Bathroom
4'3" x 5'2" (1.32 x 1.58)

Bedroom Two
10'11" x 9'2" (3.35 x 2.81)

Bedroom Three
9'7" x 9'6" (2.93 x 2.90)

Bedroom Four
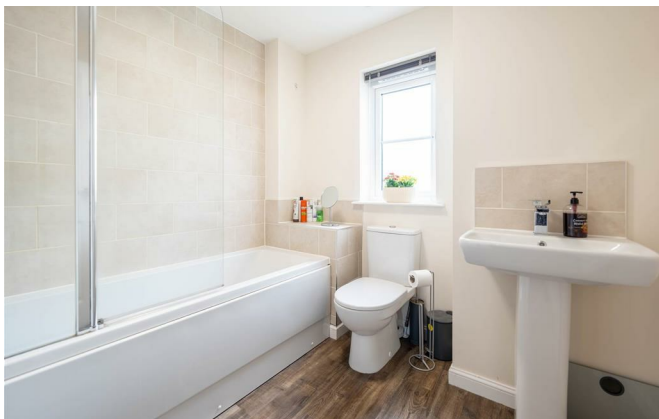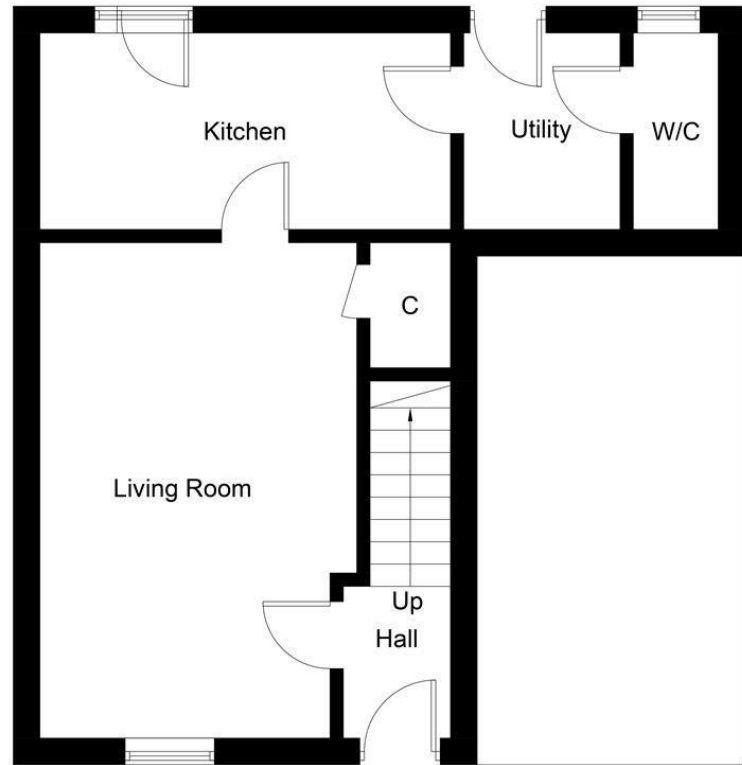7'11" x 10'3" (2.43 x 3.13)

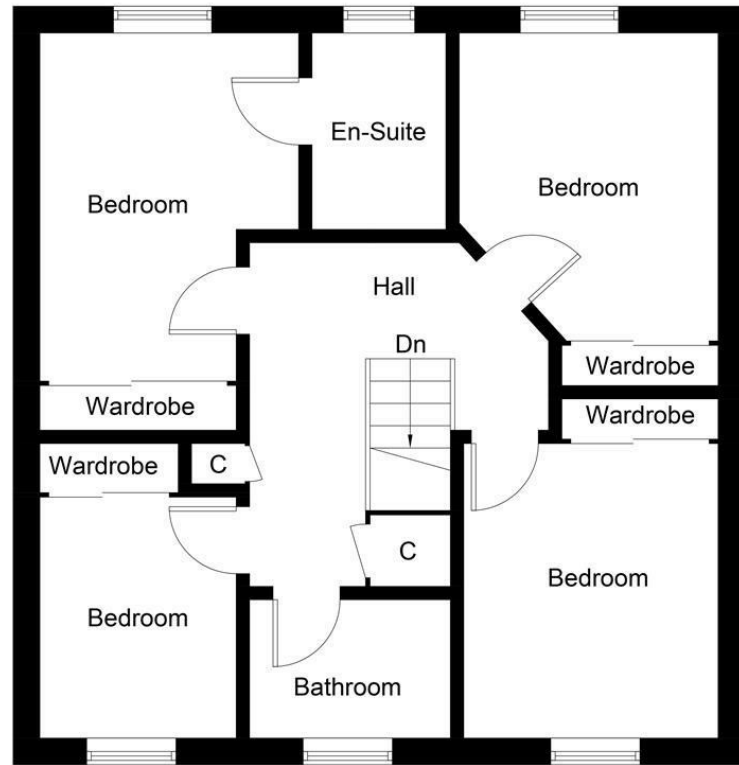**Family Bathroom**
7'3" x 7'6" (2.21 x 2.30)

- Beautifully Presented Detached House
- Four Generous Bedrooms With A Master Ensuite
- Stylish Fitted Kitchen / Dining Area
- Useful Utility Room
- Gas Central Heating & Double Glazing
- Private Driveway & Single Garage
- Highly Sought After Location
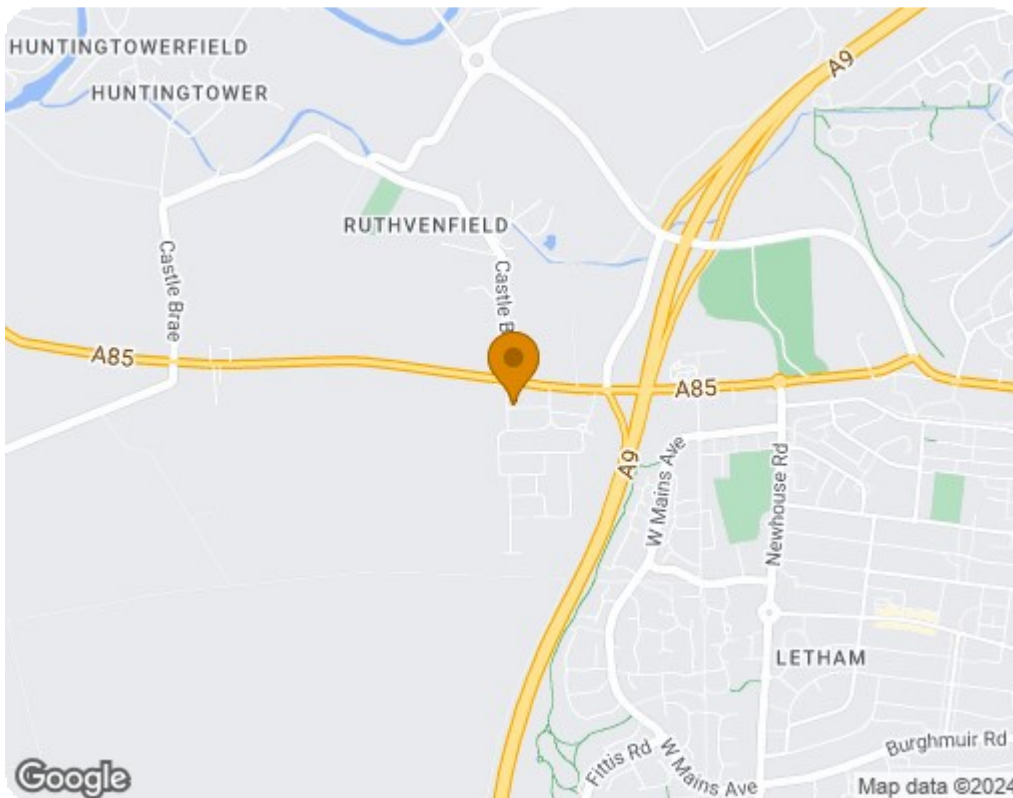- Well Manicured Private Rear Garden

Ground Floor

Kitchen

Utility

W/C

C

Living Room

Up

Hall

First Floor

Bedroom

En-Suite

Bedroom

Hall

Dn

Wardrobe

Wardrobe

Wardrobe

C

Wardrobe

C

Bedroom

Bedroom

Bathroom

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1100077)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

Scotland — EU Directive 2002/91/EC