

Simple Approach



**42 Speckle Park Road, Huntingtower
PH1 3XL**

Offers over £258,995

Situated in a desirable and quiet residential area, this well-presented three-bedroom home on Speckle Road offers a perfect combination of comfort, style, and practicality. Ideal for families, or professionals, this property is move-in ready and boasts a range of attractive features. Upon entering, you are welcomed by a bright and spacious lounge, the modern, well-equipped kitchen offers ample storage and workspace, with direct access to the rear garden and ample space for dining. A downstairs WC and utility room adds to this lovely homes appeal. Upstairs, the property features three generously sized bedrooms with a master ensuite shower room. The stylish family bathroom completes the interior of this excellent home. One of the standout features of this home is the beautifully maintained private rear garden. Offering a peaceful and secluded space, it is perfect for outdoor dining or gardening.

Additional benefits include a good amount of storage space throughout, gas central heating, and double glazing for year-round comfort. With excellent local amenities, schools, and transport links nearby, this home offers both convenience and tranquillity in a fantastic Perth location.

Lounge

12'5" x 11'8" (3.80 x 3.56)

Kitchen / Dining Room

9'1" x 18'8" (2.79 x 5.69)

Utility Room

4'1" x 5'8" (1.26 x 1.73)

Downstairs WC

3'9" x 5'6" (1.15 x 1.69)

Master Bedroom

11'3" x 9'10" (3.43 x 3.01)

Ensuite Shower Room

4'7" x 7'4" (1.40 x 2.26)

Bedroom Two

10'2" x 9'0" (3.12 x 2.75)

Bedroom Three

8'0" x 10'2" (2.46 x 3.11)

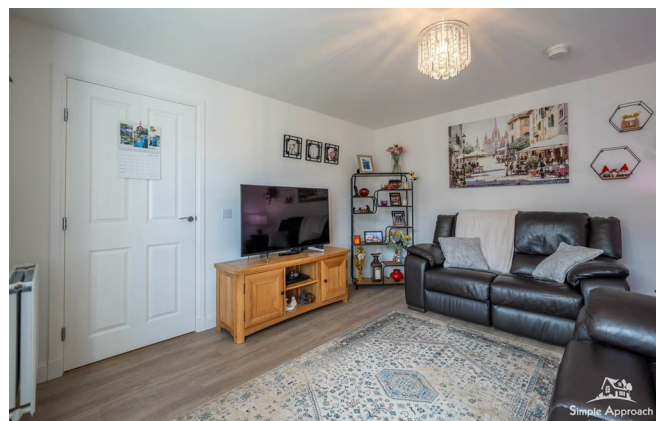
Bathroom

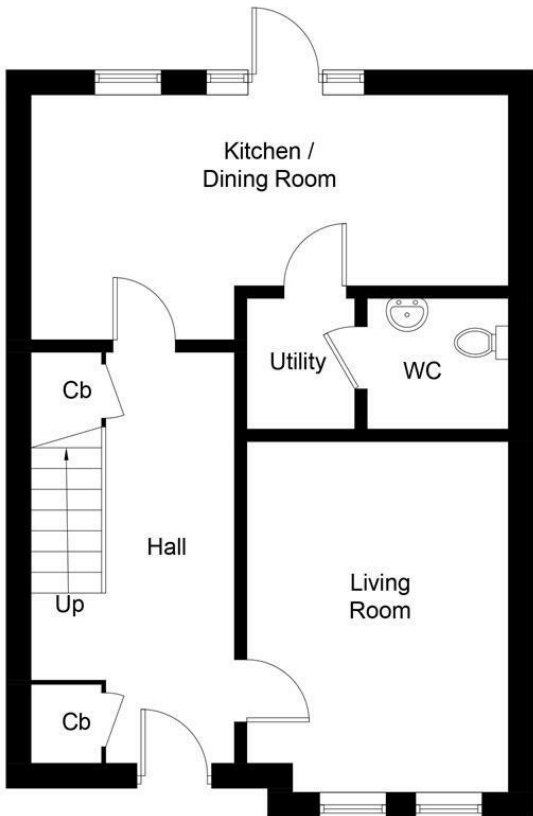
6'2" x 7'3" (1.89 x 2.21)



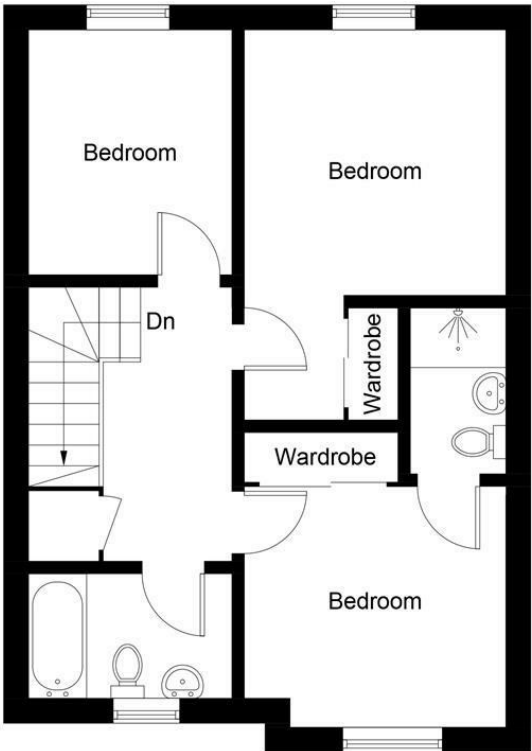


- Fantastic Family Home
- Open Plan Kitchen / Dining
- Private Driveway
- Three Bedrooms
- Well Manicured Rear Garden
- Highly Sought After Location
- Master Ensuite Shower Room
- Gas Central Heating & Double Glazing



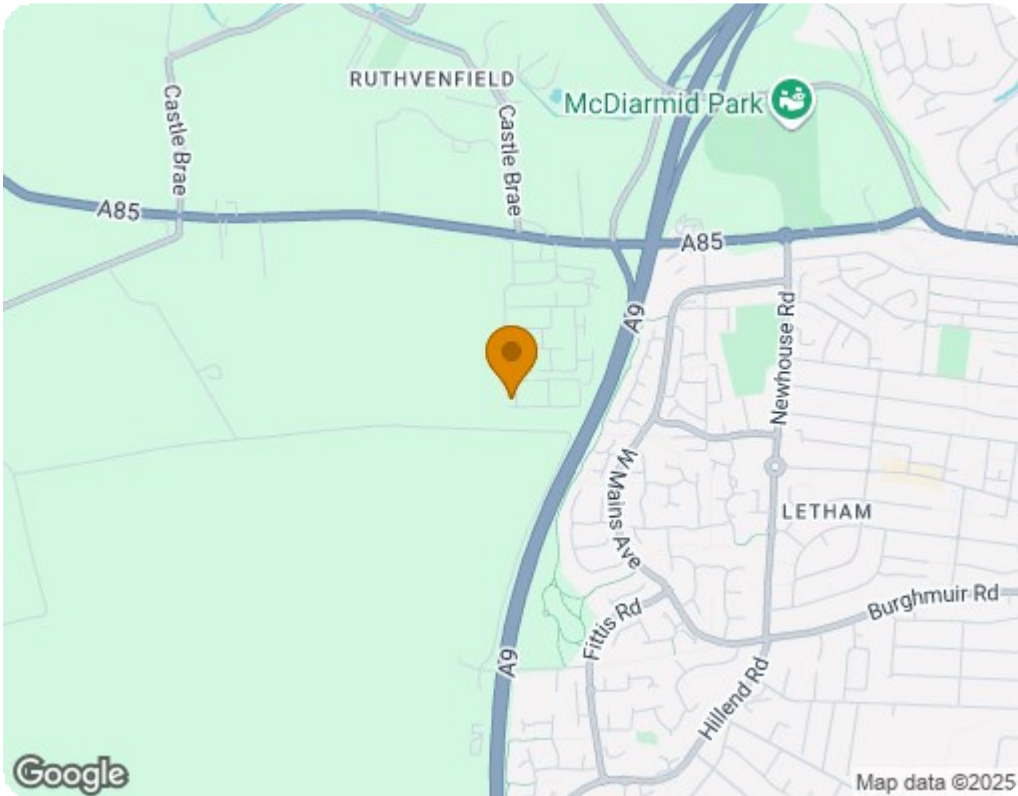


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1179516)



| 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 CO ₂ 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 CO ₂ emissions | | |
| Scotland EU Directive 2002/91/EC | | |