

Simple Approach



**6A Haston Crescent, Perth
PH2 7XD**

Offers over £317,950

Situated in the desirable Haston Crescent, Perth, this well-presented three-bedroom, detached bungalow offers a fantastic family home with a range of impressive features. The property boasts a bright and spacious layout, including a bright lounge, a sizeable kitchen, dining room, conservatory, bathroom, and three well-proportioned bedrooms, one with an ensuite shower room.

Externally, the standout feature is the beautifully maintained and generously sized garden, perfect for outdoor entertaining or relaxation. Additional benefits include gas central heating, double glazing, a private driveway, and an integral garage, providing both convenience and security. Located in a sought-after residential area, this home is within easy reach of local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. Viewing is essential to appreciate all that is on offer here at Haston Crescent, Perth.

Lounge

10'9" x 18'5" (3.29 x 5.62)

Dining Room

8'11" x 8'8" (2.73 x 2.66)

Kitchen

9'9" x 9'0" (2.98 x 2.76)

Conservatory

10'11" x 9'4" (3.34 x 2.86)

Bedroom One

11'7" x 10'4" (3.55 x 3.16)

Bedroom Two

9'4" x 7'6" (2.86 x 2.31)

Ensuite Shower Room

4'2" x 5'6" (1.28 x 1.70)

Bedroom Three

6'5" x 14'1" (1.97 x 4.30)

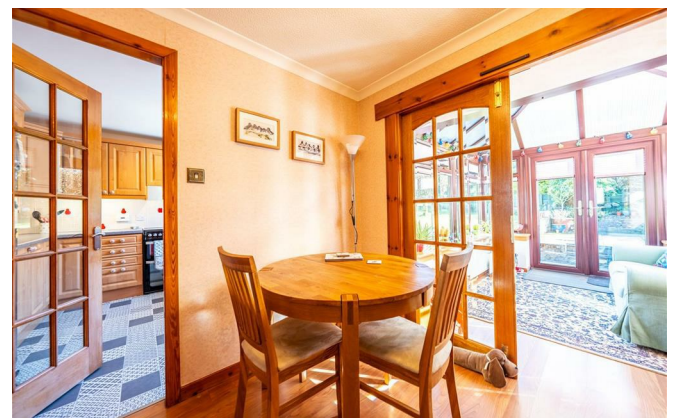
Bathroom

8'0" x 5'6" (2.45 x 1.69)





- Detached Bungalow
- Bright & Spacious Lounge
- Highly Sought After Location
- Full Double Glazing
- Three Generous Bedrooms
- Impressive Private Rear Garden
- Ideal Family Home
- Ensuite Shower Room
- Private Driveway & Garage
- Gas Central Heating



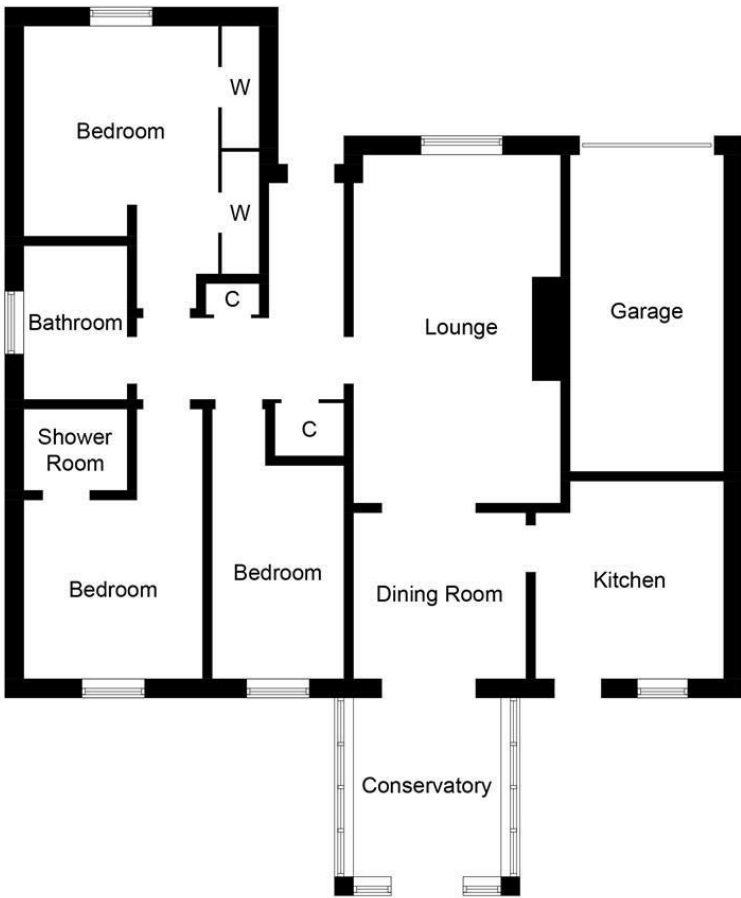
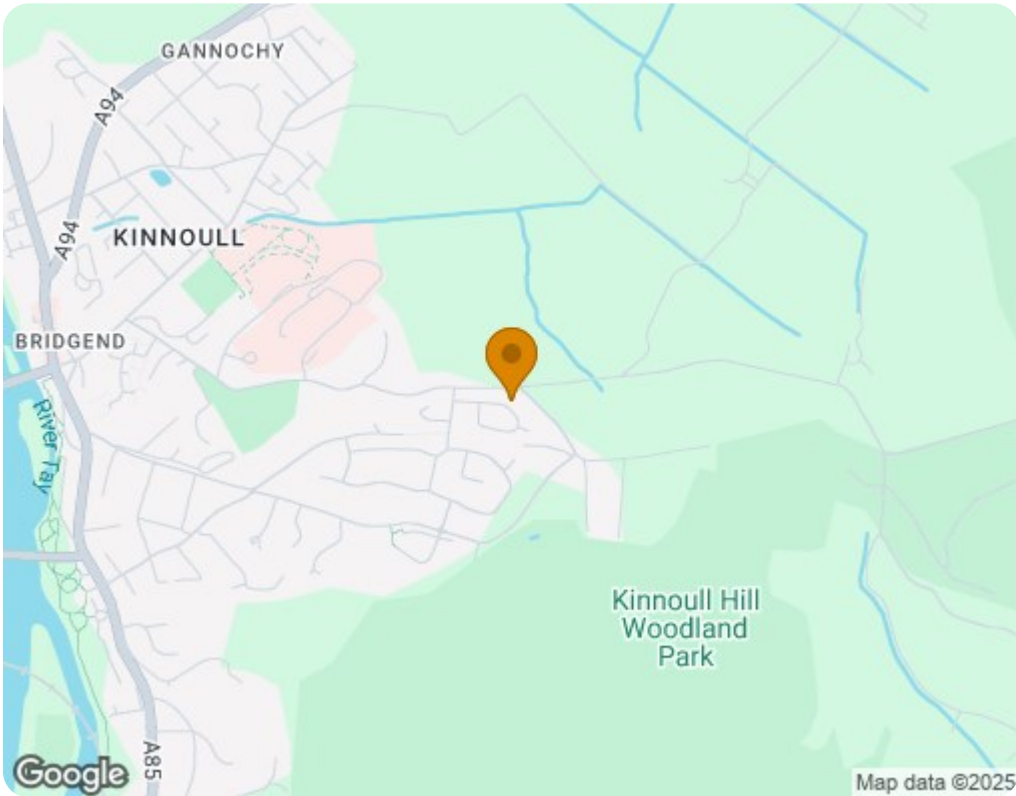


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1186297)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(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		
(69-80) C		71
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		