



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

**Offers over £298,950**

# 3 Speckle Park Road, Huntingtower, PH1 3XL

This beautifully maintained detached home on Speckle Park Road, Huntingtower, offers spacious and stylish family living in a sought-after location. The property is finished to a high standard throughout, combining modern comforts with a warm and welcoming atmosphere. The accommodation comprises a bright and inviting lounge, perfect for relaxing or entertaining, a well-appointed kitchen with ample storage and workspace, and a convenient utility room. Completing the ground floor is a downstairs WC, ideal for family and guests. Upstairs, the property features four generous bedrooms, including a master bedroom with a contemporary ensuite shower room. The family bathroom serves the remaining bedrooms and is finished to a modern standard. Additional benefits include gas central heating and double glazing, ensuring comfort and energy efficiency all year round. Externally, the home boasts a private driveway and an internal garage, providing secure parking and additional storage space. Situated in the desirable Huntingtower area of Perth, this property offers a perfect blend of style, functionality, and convenience, making it ideal for growing families or those seeking a move-in-ready home.

## Living Room

11'6" x 14'7" (3.53 x 4.47)

## Kitchen

15'3" x 10'9" (4.65 x 3.29)

## Utility Room

7'6" x 5'3" (2.31 x 1.62)

## Downstairs WC

7'1" x 3'6" (2.16 x 1.09)

## Upstairs Landing Area

12'1" x 10'2" (3.69 x 3.11)

## Master Bedroom

10'3" x 10'11" (3.14 x 3.35)

## En-suite Shower Room

4'3" x 7'5" (1.32 x 2.27)

## Bedroom Two

9'3" x 13'4" (2.82 x 4.08)

## Bedroom Three

9'6" x 12'2" (2.92 x 3.73)

## Bedroom Four

7'11" x 12'6" (2.43 x 3.82)

## Family Bathroom

7'7" x 6'8" (2.32 x 2.05)





- Detached family home
- Bright and spacious lounge
- Private driveway and internal garage
- Contact our mortgage team today to discuss your options!

- Four generous bedrooms
- Modern kitchen with space for dining
- Private rear garden

- Master en-suite shower room
- Gas central heating and double glazing
- Highly sought after location



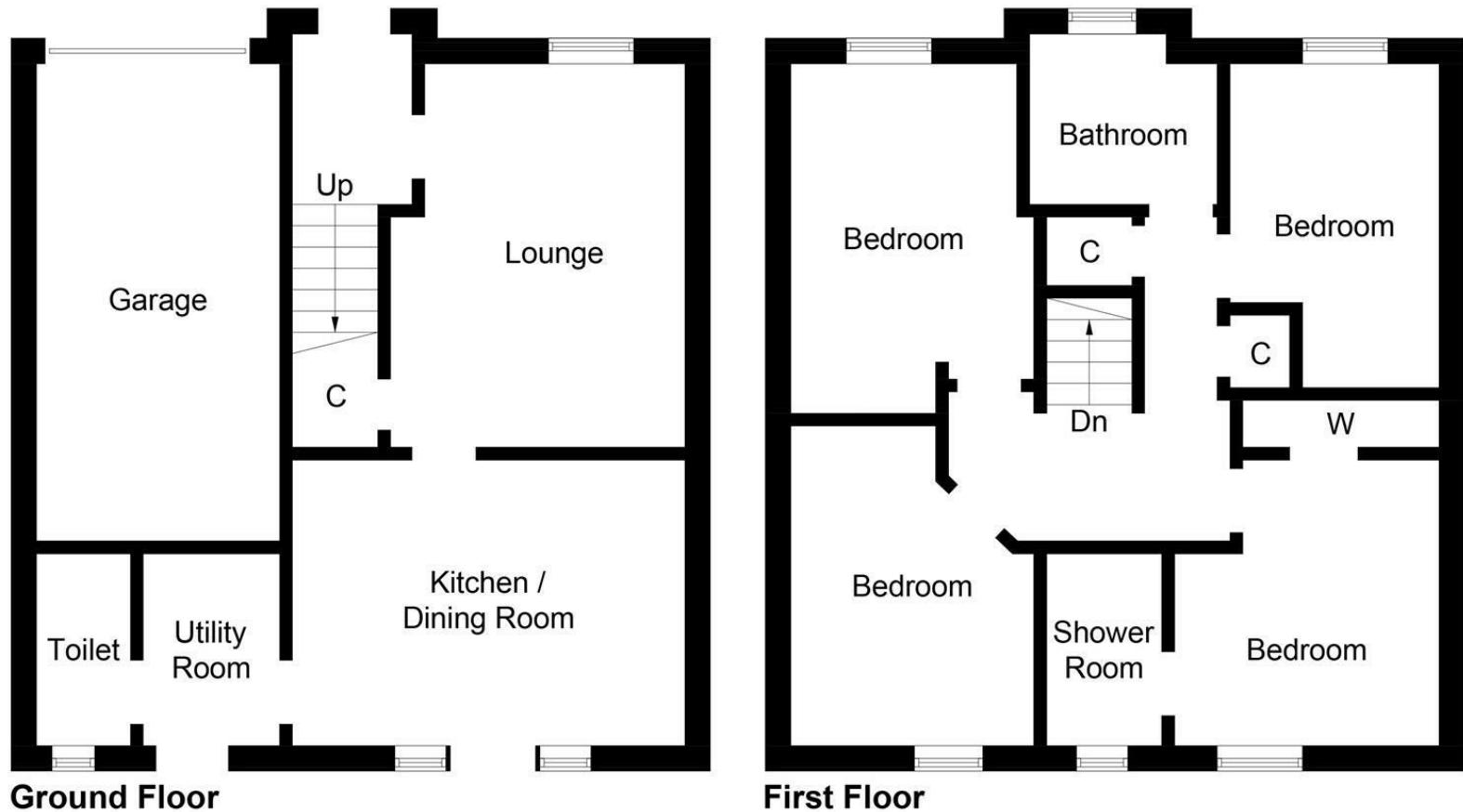
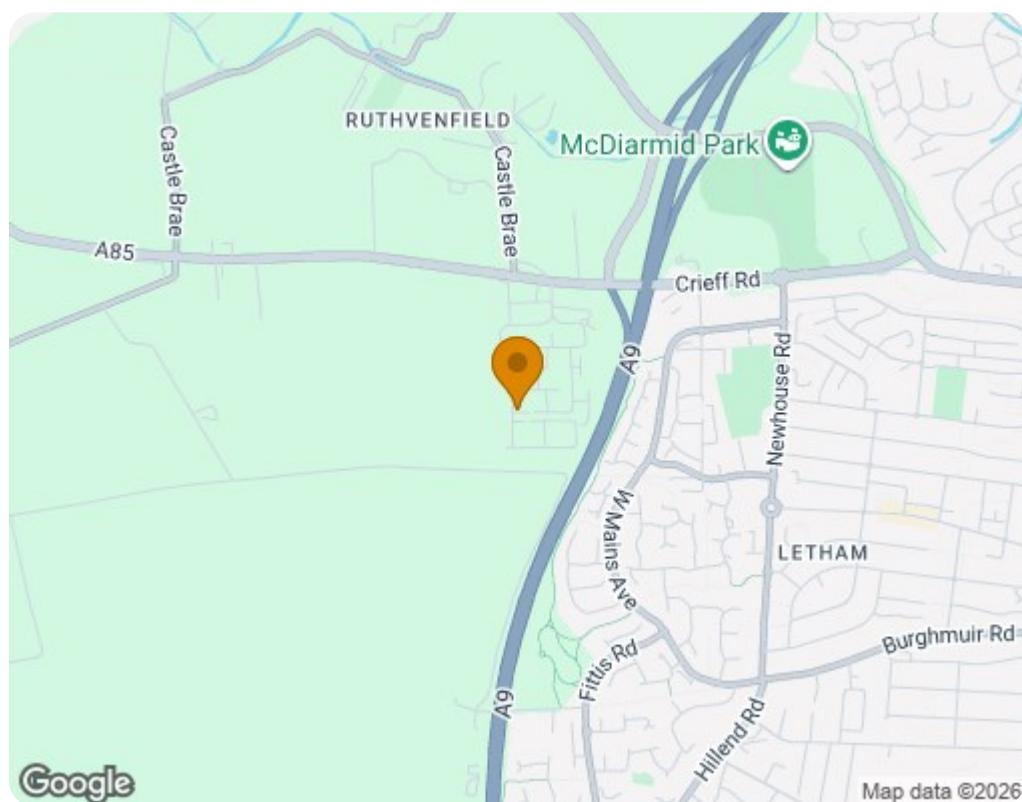


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1272113)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	86
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B	84	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	