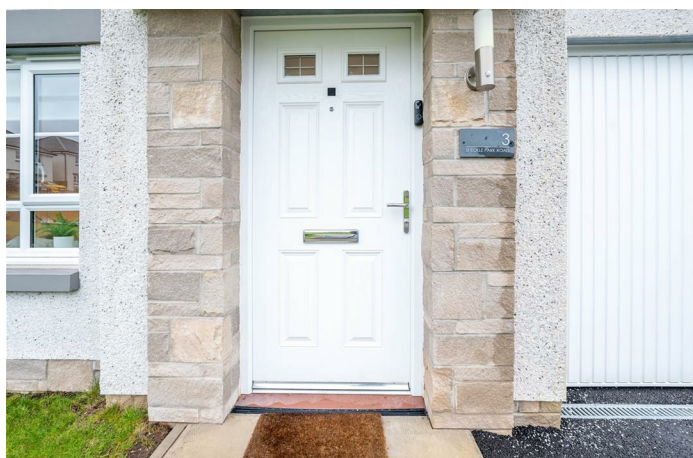


Simple Approach



Estate Agents



**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

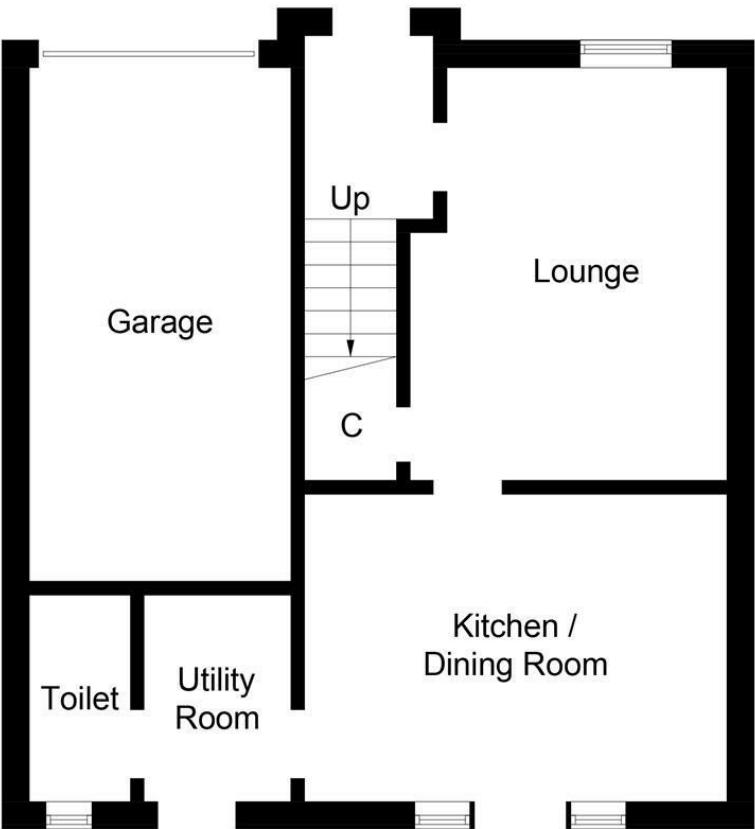
7'7" x 6'8" (2.32 x 2.05)



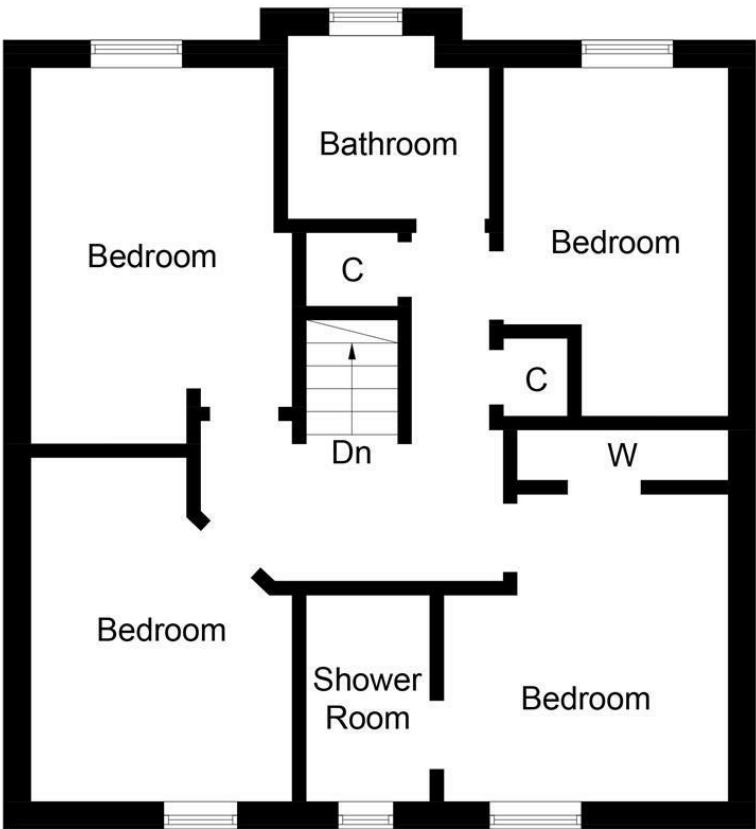


- Detached family home
- Bright and spacious lounge
- Private driveway and internal garage
- Contact our mortgage team today to discuss your options!
- Four generous bedrooms
- Modern kitchen with space for dining
- Private rear garden
- Master en-suite shower room
- Gas central heating and double glazing
- Highly sought after location



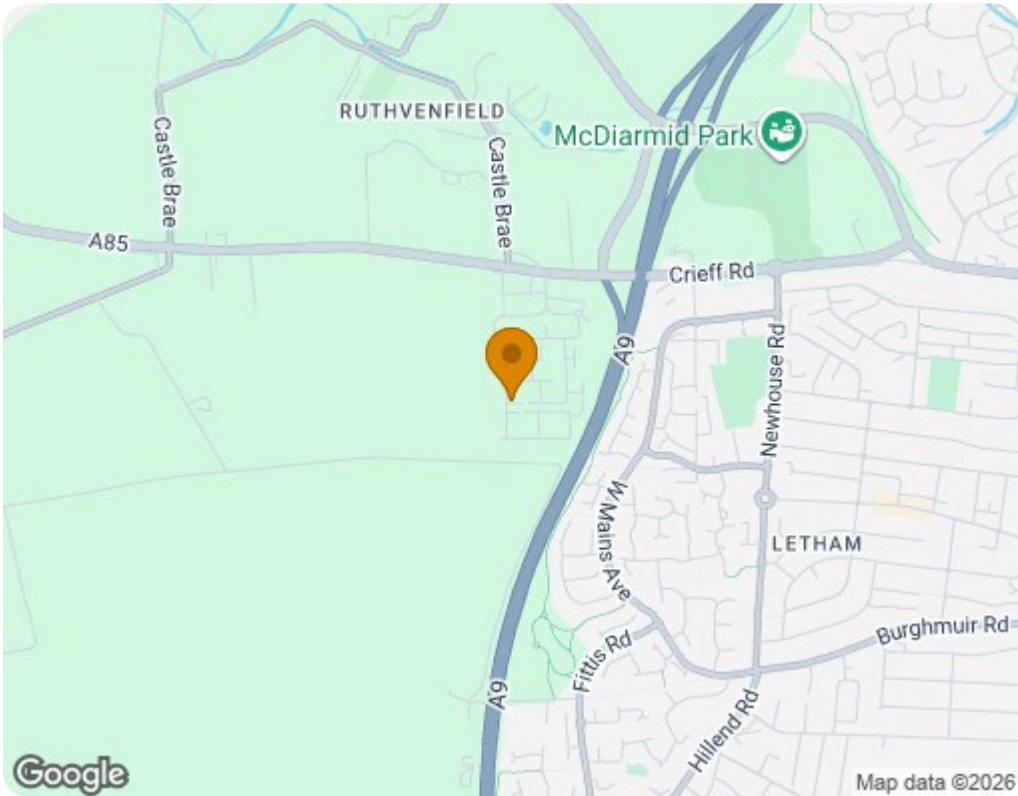


Ground Floor



First Floor

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
Scotland EU Directive 2002/91/EC		