



## 15 Speckle park road,, Perthshire, PH1 3XL

Offers Over £265,000



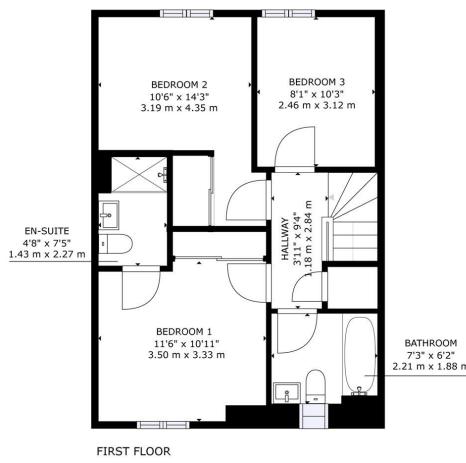
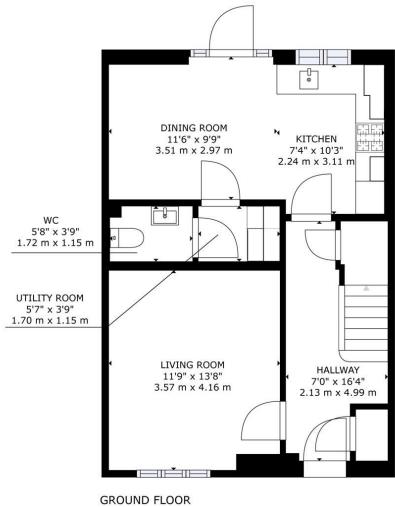
Set over two levels, the property comprises a welcoming entrance hall, a bright and spacious living room, and a modern kitchen/diner with integrated appliances and island, there is also direct access to the rear garden. A utility room with cabinets and a W.C. complete the ground floor accommodation.

The upper level offers three generously sized bedrooms all fitted with Sharp wardrobes, including a principal bedroom with en-suite facilities, along with a contemporary family bathroom. Excellent storage solutions are found throughout the property. All bathrooms are fitted with chrome heaters and half wall tiles.

Externally, the home benefits from off-street parking via a private driveway. The rear garden is mainly laid to lawn and features a patio area and timber shed for extra storage, ideal for outdoor relaxation during the summer months.

Early viewing is highly recommended to fully appreciate the quality and space this impressive home has to offer.

- 3 spacious bedrooms
- 2 modern bathrooms
- WC
- Easy access to transport links
- Ideal for families
- Viewing recommended
- Quiet residential area
- Close to local amenities



### 15 Speckle Park Road Perth, PH1 3XL

GROSS INTERNAL AREA  
FLOOR 1: 473 m<sup>2</sup>, FLOOR 2: 435 m<sup>2</sup>, TOTAL: 909 m<sup>2</sup>, 0.845 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(F2 plus) A	
(81-91) B	
(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	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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