Simple Approach

Estate Agents







20 Speckle Park Road, Perth
PH1 3XL

Offers over £260,000

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

20 Speckle Park Road, Perth, PH1 3XL

Simple Approach are delighted to welcome to the market this very well presented semi-detached house situated within the popular residential area of Huntingtower, Perth. Offering stylish and comfortable accommodation throughout, this attractive family home is ideally suited to a range of buyers looking for a property that is ready to move into.

The property provides a bright and welcoming lounge, along with a modern open-plan kitchen and dining area which creates an excellent space for both everyday living and entertaining. A useful utility room and downstairs WC further enhance the practical layout. Upstairs, the property offers three well-proportioned bedrooms each with storage and the master also with en-suit shower room.

Further benefits include gas heating, double glazing and also 3 solar panels which supplement the hot water and give this house a very efficent " b" " EPC rating" Externally, the property boasts a well-manicured private rear garden, providing a lovely outdoor space to relax and enjoy, while a private driveway to the front offers convenient off-street parking.

Located within the sought-after Huntingtower area of Perth, this beautifully maintained home offers a fantastic combination of modern living, practical accommodation and attractive outdoor space.

Lounge
11'8" x 13'8" (3.56 x 4.18)

Kitchen/Dining room
9'1"x 18'8" (2.79x 5.71)

Utility Room
3'8" x 5'7" (1.13 x 1.72)

WC
5'7" x 3'8" (1.71 x 1.14)

Master Bedroom
11'4" x 11'1" (3.47 x 3.40)

Master Bedroom En-Suite
7'4" x 4'8" (2.26 x 1.43)

Bedroom Two
10'4" x 9'0" (3.16 x 2.75)

Bedroom Three
10'2" x 8'1" (3.12 x 2.47)

Family Bathroom
6'2" x 7'2" (1.89 x 2.20)









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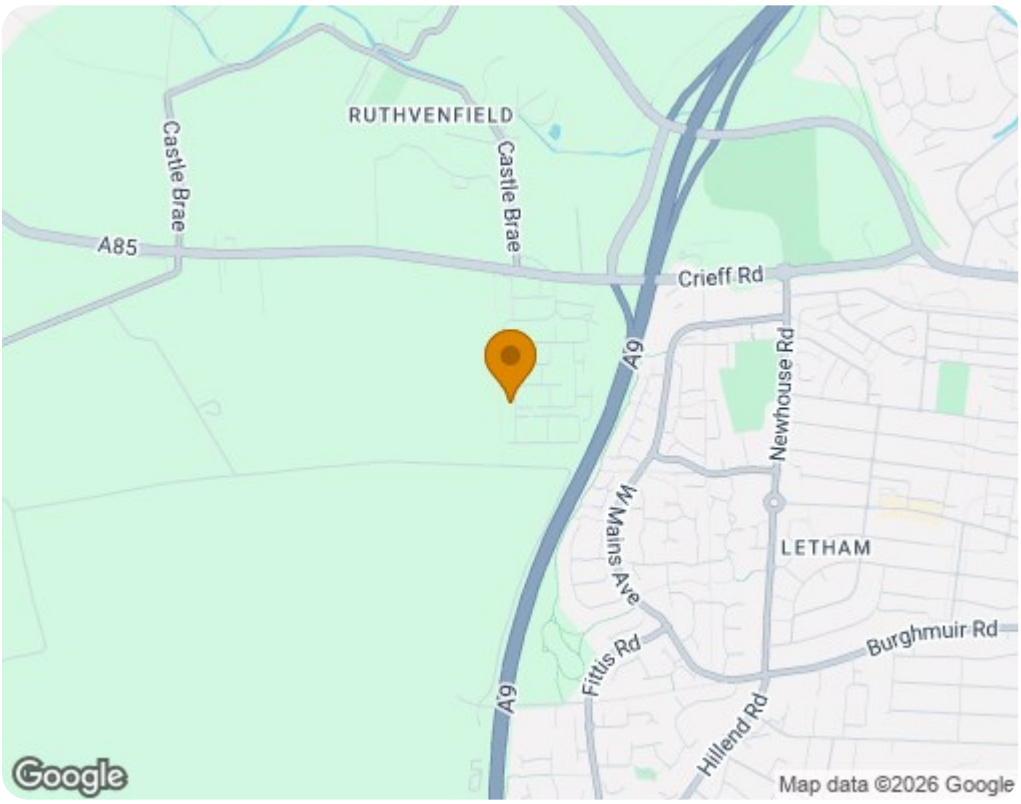
- Semi Detached House Newly Built In 2021
- Master Ensuite Shower Room
- Gas Central Heating & Double Glazing
- Most useful, part-floored storage loft with power & light.
- Well Presented Throughout
- Family Bathroom
- Private Driveway, off- street parking for 2 vehicles
- Three bedrooms
- Open Plan Modern Kitchen / Dining Area
- Early viewing highly recommended

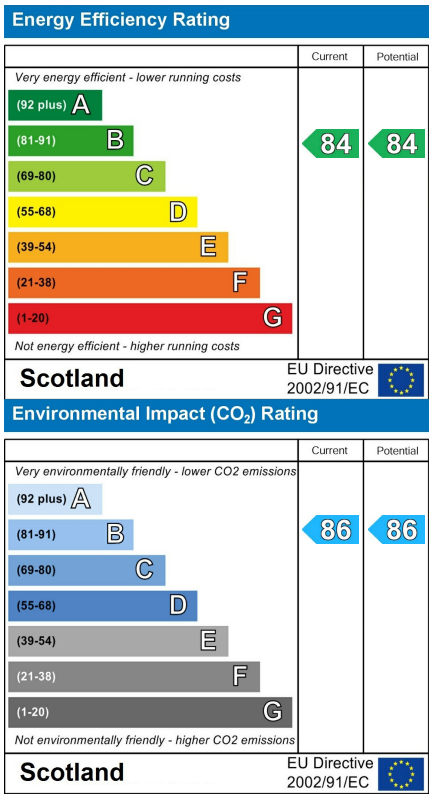









RUTHVENFIELD
Castle Brae
Castle Brae
A85
Crieff Rd
A9
Newhouse Rd
Wains Ave
LETHAM
Burghmuir Rd
Fittis Rd
A9
Hillend Rd
Google
Map data ©2026 Google


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 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
84
84
Scotland
EU Directive 2002/91/EC
Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
86
86
Scotland
EU Directive 2002/91/EC