



27 Huntingtower Crescent Perth | PH1 2LQ

- RECEPTION ROOMS 2
- BEDROOMS 2
- SHOWER ROOM 1
- PRIVATE GARDEN
- LARGE DRIVEWAY
- QUIET RESIDENTIAL AREA



OFFERS OVER
£200,000

27 HUNTINGTOWER CRESCENT

A delightful two-bedroom semi-detached bungalow situated in a quiet residential area. The property features a fabulous fitted kitchen with integrated appliances, leading into a stylish dining room which cleverly incorporates a useful office space.

There are two well-proportioned double bedrooms and a modern wet room. The living room is positioned at the rear of the property and enjoys views over the garden, with sliding doors opening onto a decked area. This provides an ideal space for outdoor dining, entertaining and is quite the suntrap.

Externally, the property benefits from driveway parking, an EV charger, a car port and timber shed, together with a lawned area next to the decking. The garden is complemented by mature planting, providing a good degree of privacy.

LOCATION

Perth is a historic city in the heart of Scotland, situated on the banks of the River Tay and surrounded by attractive countryside, known as the “Fair City”. For culture and entertainment, points of interest include Perth Museum, Perth Theatre, Perth Concert Hall and the historic St Ninian’s Cathedral. The city is also home to Scone Palace, the former crowning place of Scottish kings.

The city offers a wide range of shopping, dining and leisure facilities and there are numerous parks and outdoor spaces, including North Inch and South Inch, both providing attractive riverside walks and recreational areas. Perth has a good range of schools, medical facilities, sports facilities and community amenities, including Perth Royal Infirmary.

The city also benefits from excellent transport links, with Perth railway station providing services to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness. The nearby A9 and A90 provide convenient road connections to the wider area and make Perth a particularly accessible base for commuting and exploring central Scotland.





DIRECTIONS

From the Inveralmond Roundabout, continue along the A9 and take the slip road signposted for Crieff/A85. At the traffic lights, turn left and follow the road around. At the next set of traffic lights, turn right onto Crieff Road. At the roundabout, take the first exit onto Newhouse Road. Turn right onto Balgowan Road, then right onto Huntingtower Road. Take the first right into Huntingtower Crescent, where the property will be found on your right.

FIXTURES & FITTINGS

All fixtures and fittings are included in the sale unless otherwise stated.

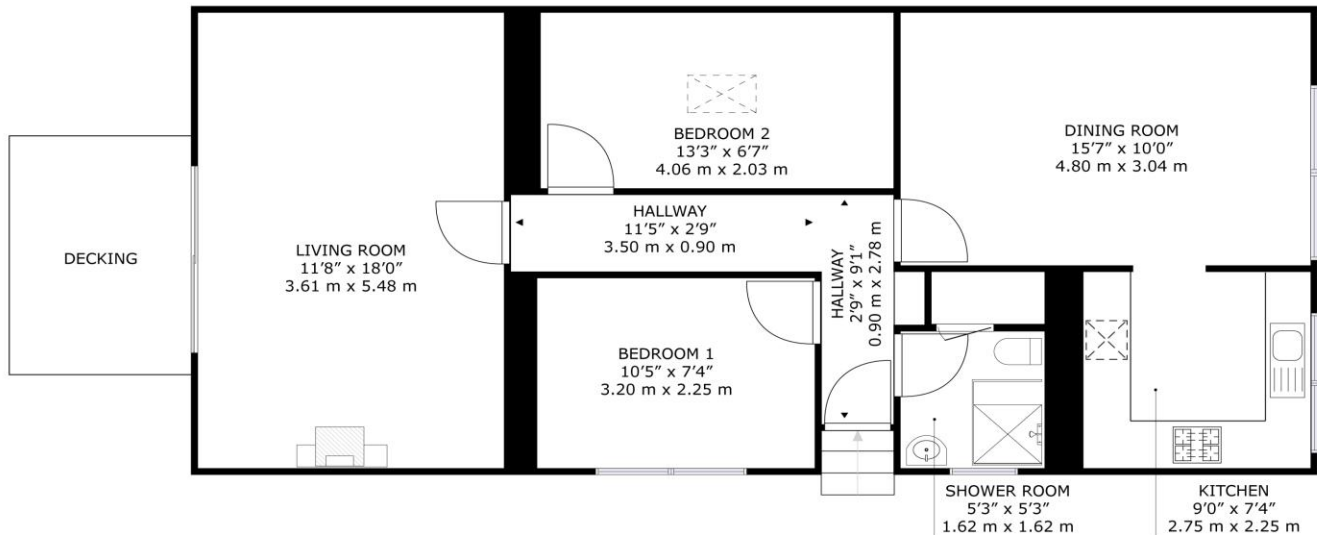
VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents.

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EPC RATING C

COUNCIL TAX BAND D



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GROSS INTERNAL AREA
TOTAL: 759 sq.ft, 70.5 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Whilst every attempt has been made to ensure the accuracy of the details in these sales particulars, any measurements of doors, windows, rooms, other items and distances are purely for illustrative purposes and should be taken as a guide. Nothing in these particulars is a statement as to the structural condition of the property, poor or otherwise, nor that any services, appliances, facilities or equipment are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.