

Simple Approach



20 Speckle Park Road, Perth
PH1 3XL

Offers over £269,000

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, with the master bedroom benefiting from its own ensuite shower room, alongside a modern family bathroom.

Further benefits include gas heating and double glazing. 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)

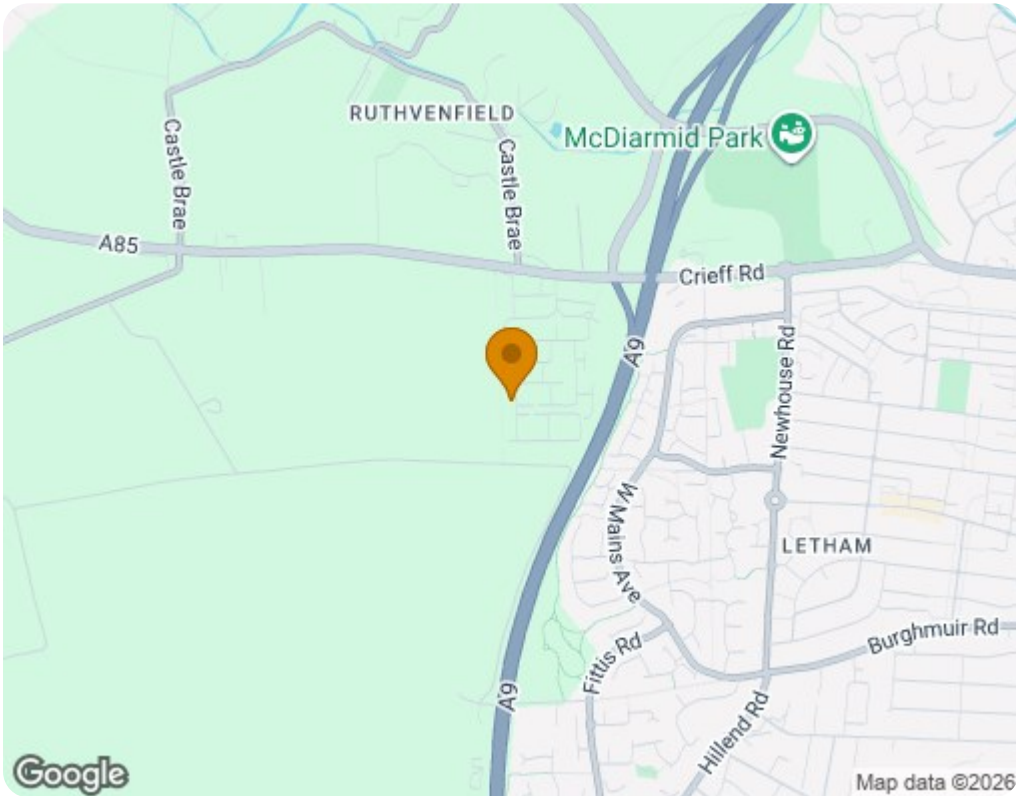
Family Bathroom
6'2" x 7'2" (1.89 x 2.20)





- Semi Detached House Newly Built In 2021
- Master Ensuite Shower Room
- Gas Central Heating & Double Glazing
- Well Presented Throughout
- Family Bathroom
- Private Driveway
- Three Bedrooms
- Open Plan Modern Kitchen / Dining Area
- Private Well Manicured Rear garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	86	86
(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