

Simple Approach



Estate Agents



**4 Huntingtower Crescent, Perth  
Perthshire PH1 2LQ**

**Offers over £162,000**

Simple Approach are delighted to welcome this beautifully presented semi-detached two bedroom bungalow on Huntingtower Crescent to the residential market. Set in the ever popular area of the Western Edge of Perth this ideal family home comprises a bright lounge, a stylish fitted kitchen, two double bedrooms and a modern family bathroom with shower over bath facility. Boasting sought-after features such as gas central heating, double glazing and a private driveway and garage offering off-street parking for around three cars, this property lends itself to a wide range of buyers but would be perfectly suited to a first time buyer, couple or growing family looking for a well-located home in move-in condition throughout, which only viewing will confirm.

**Kitchen**

7'1" x 8'9" (2.16 x 2.67)

**Livingroom**

9'6" x 15'1" (2.92 x 4.61)

**Bedroom**

9'10" x 7'1" (3.02 x 2.18)

**Bedroom**

9'11" x 9'6" (3.04 x 2.91)

**Bathroom**

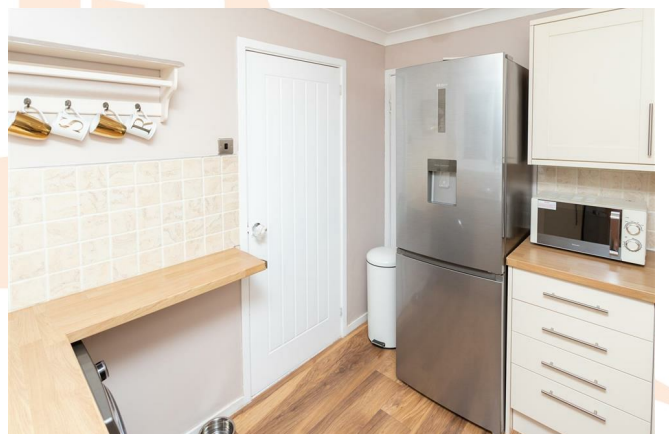
7'1" x 5'7" (2.16 x 1.71)

**External**

The property comes with an immaculate private back garden, a single garage and a driveway for 3 cars.

**Location**

Set in an ideal location with ample amenities close by such as the cooperative and the Tesco Metro super markets, Seven Acres Park and sports clubs, Letham primary school. Further leisure facilities are found in Perth City Centre such as high street shopping, cafes, pubs, restaurants and cinema.





- Well Presented Semi-Detached Bungalow
- Sought-After Location

- Gas Central Heating & Double Glazing

- Single Detached Garage & Private Driveway





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	EU Directive 2002/91/EC	