

Simple Approach



**34 Speckle Park Road, Perth**  
**Perthshire PH1 3XL**

**Offers over £264,950**

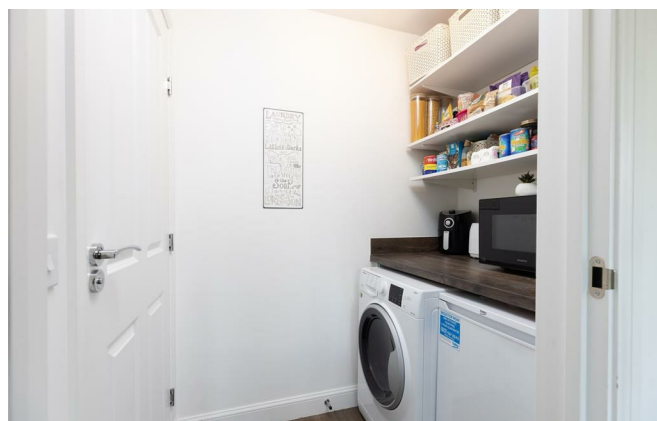
Simple Approach are excited to bring to the market this stunning three bedroom semi-detached property in the popular area of Huntingtower to the Perthshire market. Set in the heart of the modern development within this idyllic hamlet of family homes this property could not be better placed for those seeking the benefits of countryside living without falling off the beaton track, as ample amenities lie within very easy reach in all directions. Boasting sought-after features such as its very neutral decoration throughout, gas central heating, double glazing, photovoltaic solar panels and overall living space across two floors, this property is the ideal purchase for any growing family seeking modern living in a peaceful setting. This Home enjoys high quality finishes throughout comprising of a spacious kitchen/diner with integrated appliances, a useful utility area, WC and a bright, front facing lounge all set across the ground floor. On the upper floor this property enjoys three double bedrooms all with fitted wardrobes and a master en-suite with a further modern main bathroom with shower over bath. Externally this property is set on a good plot and there is a driveway providing off street parking for two cars. Early viewing is essential to appreciate the over all space on offer here paying extra attention to the storage.

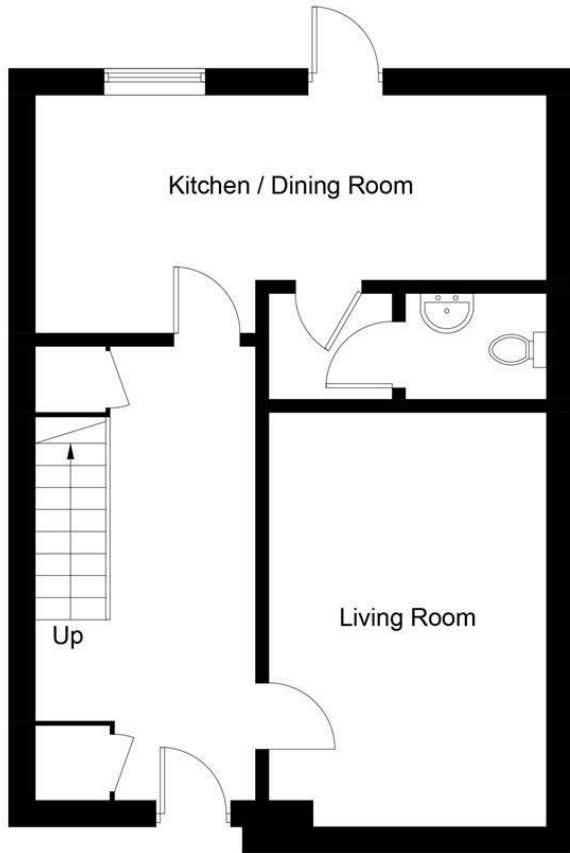




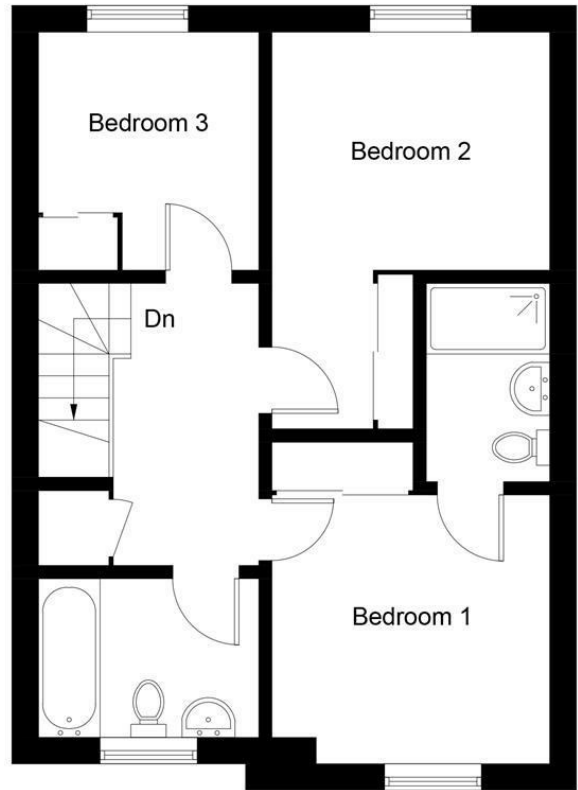


- Modern Three Bedroom, Semi-Detached House
- Private Driveway For Two Cars
- Photovoltaic Solar Panels
- Ample Storage Throughout
- Move-In Condition Throughout
- Master En-Suite
- Close To All Local Amenities



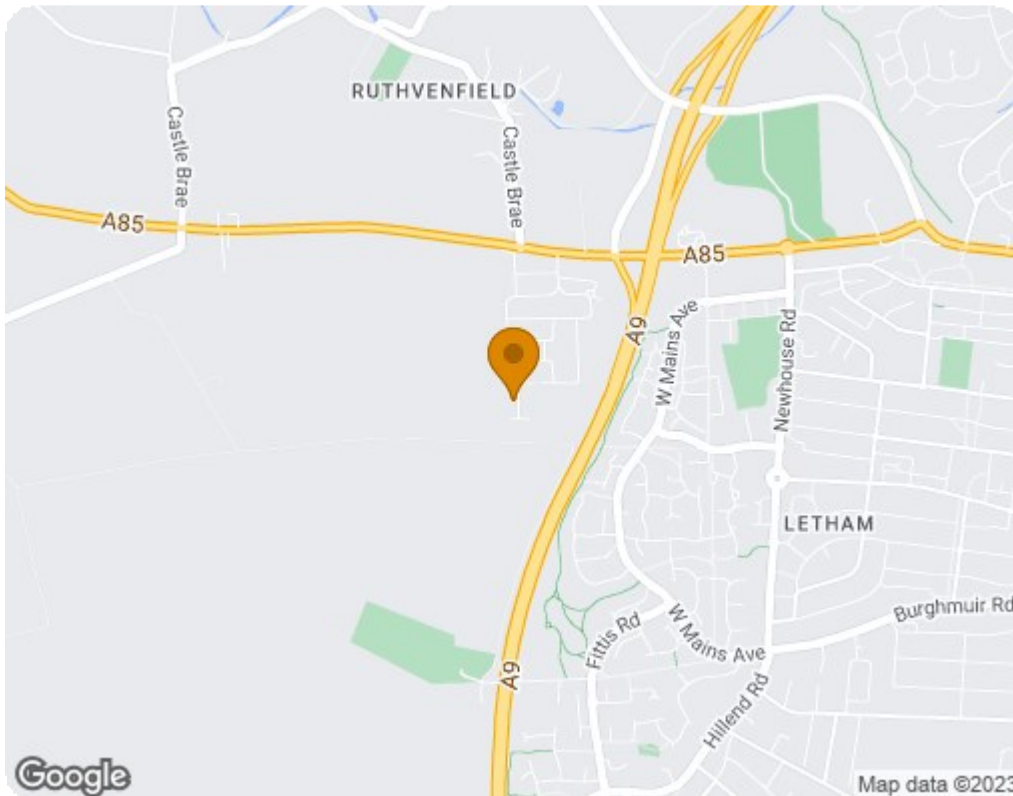


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID948666)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>85</b>	<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</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>86</b>	<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</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	