



**Premier  
Properties**  
Perth



## 15 Speckle park road,, PH1 3XL Offers Over £255,000

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Set over two levels, the property comprises a welcoming entrance hall, a bright and spacious living room, and a modern kitchen/diner with integrated appliances and island, there is also direct access to the rear garden. A utility room with cabinets and a W.C. complete the ground floor accommodation.

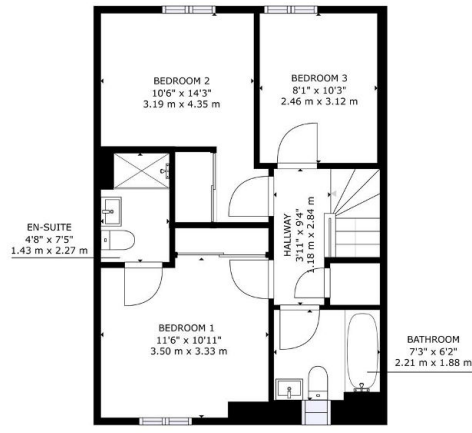
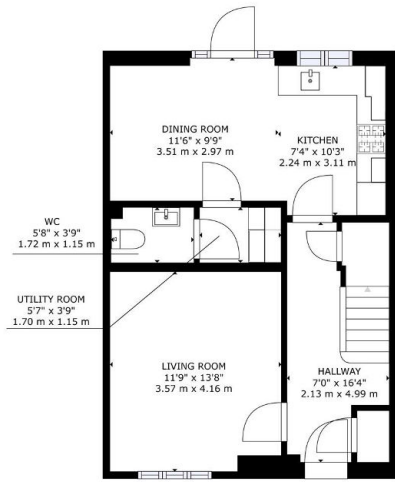
The upper level offers three generously sized bedrooms all fitted with Sharp wardrobes, including a principal bedroom with en-suite facilities, along with a contemporary family bathroom. Excellent storage solutions are found throughout the property. All bathrooms are fitted with chrome heaters and half wall tiles.

Externally, the home benefits from off-street parking via a private driveway. The rear garden is mainly laid to lawn and features a patio area and timber shed for extra storage, ideal for outdoor relaxation during the summer months.

Early viewing is highly recommended to fully appreciate the quality and space this impressive home has to offer.

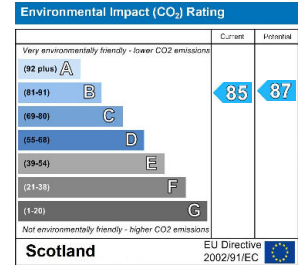
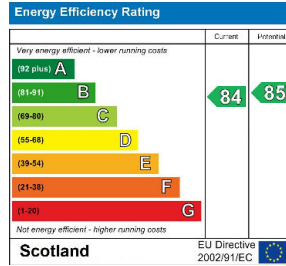
- 3 spacious bedrooms
- 2 modern bathrooms
- WC
- Easy access to transport links
- Ideal for families
- Viewing recommended
- Quiet residential area
- Close to local amenities





### 15 Speckle Park Road Perth, PH1 3XL

GROSS INTERNAL AREA  
 FLOOR 1: 473 sq. ft./44 m<sup>2</sup>, FLOOR 2: 439 sq. ft./40.5 m<sup>2</sup>  
 TOTAL: 912 sq. ft./84.5 m<sup>2</sup>  
SIZES AND CONDIMENTS ARE APPROXIMATE, ACTUAL MAY VARY.



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