



**Premier
Properties**
Perth



9 Speckle Park Road, Perth, PH1 3XL Offers Over £359,950

 4  2  2  B

Presented across two levels, the welcoming entrance hall leads to a bright and spacious lounge - providing ample room for relaxation and entertaining guests. The modern dining-kitchen, offers plenty of storage and the perfect family space to relax together. There are patio doors providing an abundance of daylight and access to the rear garden. There is also the convenience of a downstairs study - ideal for those working from home.

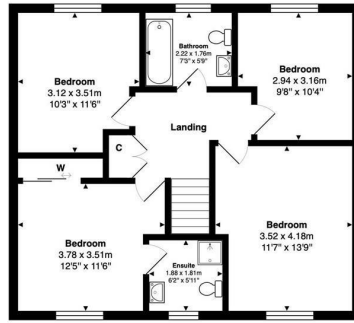
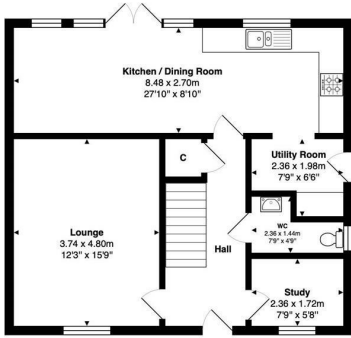
With four spacious bedrooms, one benefitting from an ensuite shower room, this property is ideal for families seeking a welcoming home.

Externally, there are open grounds to the front with a driveway leading to the single garage, providing off-street parking. The enclosed rear garden is mainly laid to lawn with a slabbed patio area.

Situated in a desirable location, this home benefits from a peaceful neighbourhood while still being within easy reach of local amenities, schools, and parks. The surrounding area is perfect for those who enjoy outdoor activities and community living. Catering to all the needs of modern family life, viewing comes highly recommended.

This property presents an excellent opportunity for anyone looking to settle in a vibrant part of Perth. With its generous living space and thoughtful design, it is sure to appeal to a wide range of buyers.

- 4 spacious bedrooms
- Modern bathroom
- Detached house
- Lovely garden space
- Double glazing
- Ideal family home
- Viewing recommended
- Sought-after area
- Gas central heating



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	81	82
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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	82	83
EU Directive 2002/91/EC		



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