

Simple Approach



Estate Agents



**3 Huntingtower Crescent, Perth
PH1 2LQ**

Offers over £187,950

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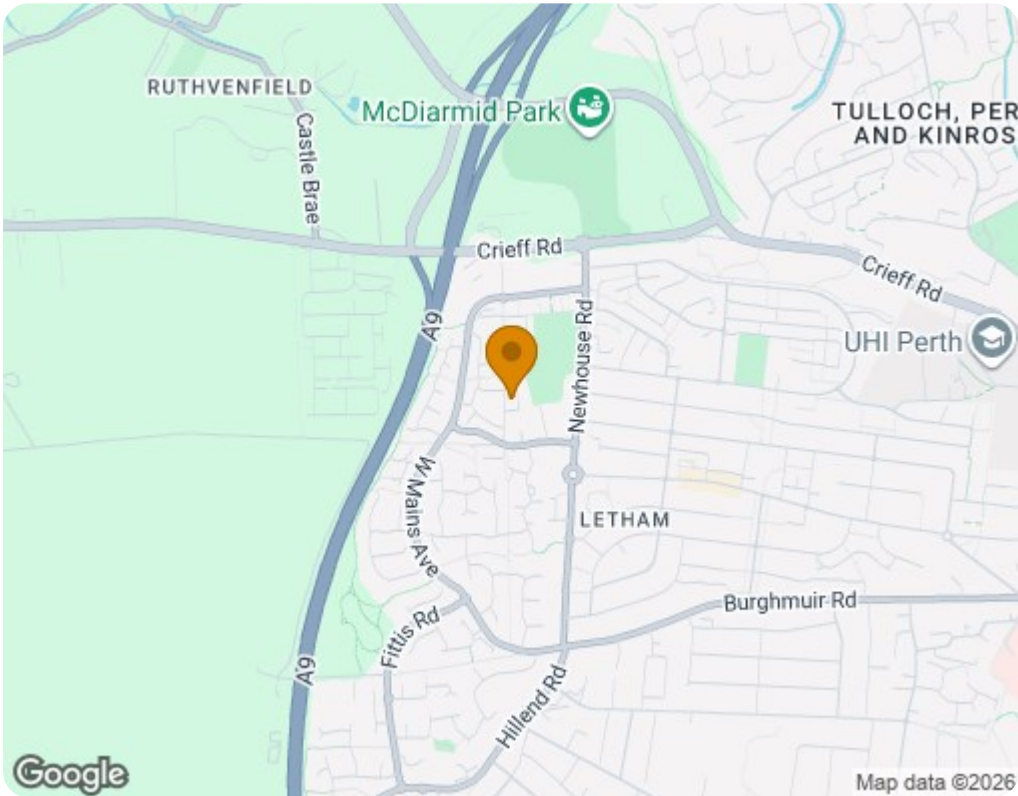
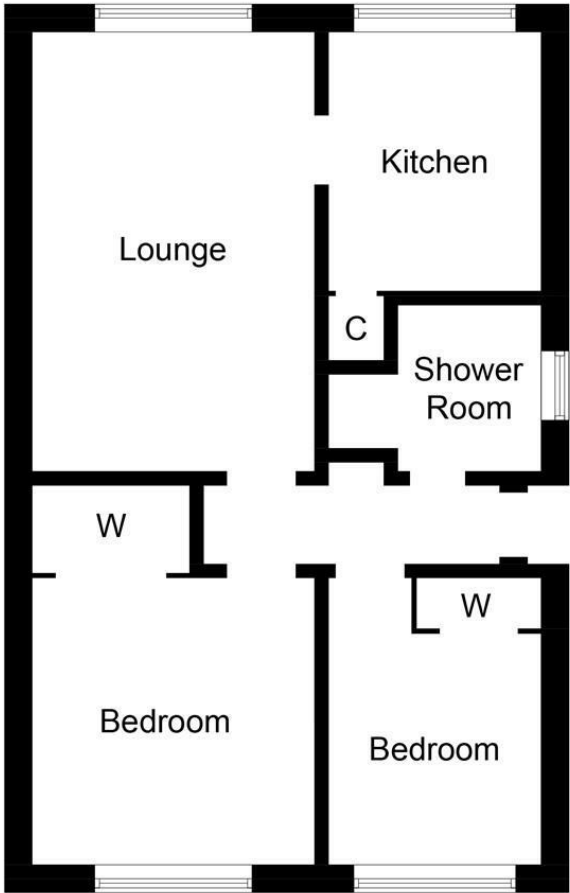
Situated within a highly sought-after residential location, this attractive semi-detached bungalow on Huntingtower Crescent, Perth, offers comfortable accommodation all on one level, making it an ideal choice for first-time buyers, small families or those looking to downsize. The property welcomes you with a welcoming hallway leading through to a bright front-facing lounge. The good-sized kitchen offers ample room for everyday cooking, while two well-proportioned bedrooms and a shower room complete the accommodation. Further benefits include gas central heating and double glazing throughout. Externally, the property enjoys a private rear garden, ideal for outdoor relaxation, along with a private driveway to the front providing convenient off-street parking. Located in a popular residential area, this lovely bungalow offers excellent potential for a range of buyers seeking a comfortable home in a desirable part of Perth.





- Semi Detached Bungalow
- Bright Front Facing Lounge
- Private Rear Garden
- Two Bedrooms
- Good Sized Kitchen
- Private Driveway
- Sought After Location
- Gas Central Heating & Double Glazing





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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		
(69-80) C	76	80
(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		