

Possible
Making it Possible

41 Auld Mart Road, Perth, PH1 3HD
Offers over £240,000

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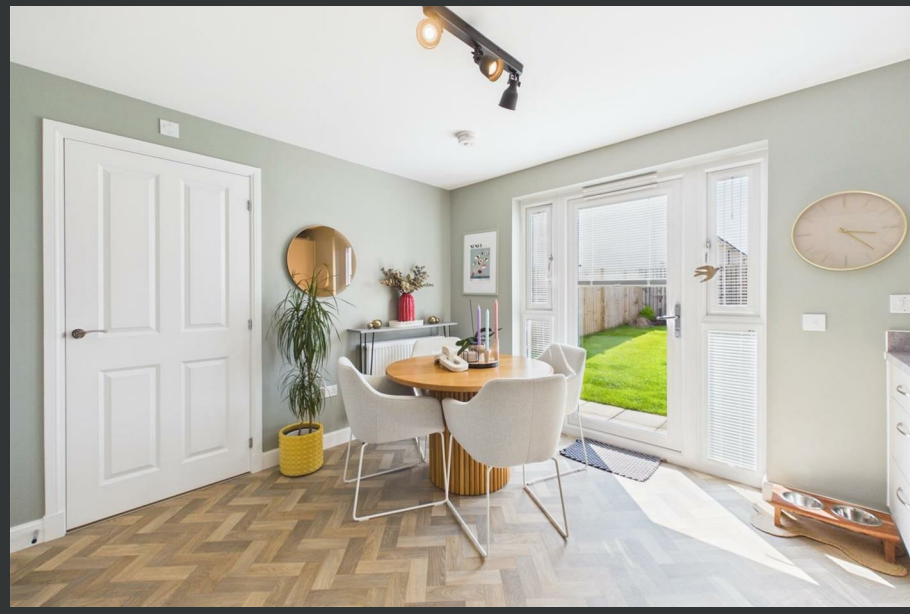




41 Auld Mart Road
Perth, PH1 3HD

Offers over £240,000

- Three well-proportioned bedrooms
- Flexible home office or nursery
- Contemporary dining kitchen
- Ground floor WC
- Enclosed rear garden with decking
- Principal bedroom with en suite
- Spacious living room
- Separate utility room
- Bathroom with shower over bath
- Allocated parking

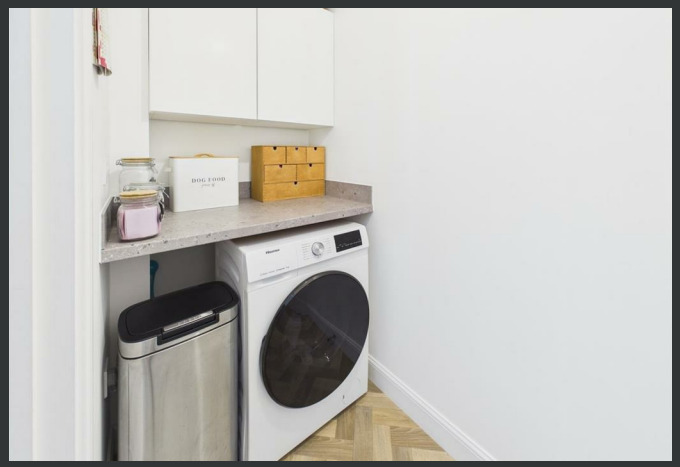


Situated within the popular and modern Huntingtower development, this beautifully presented three-bedroom semi-detached home offers stylish, contemporary accommodation perfectly suited to families, first-time buyers and professionals alike.

Finished to an exceptional standard throughout, the property welcomes you with a bright entrance hall leading into a spacious living room, beautifully decorated and flooded with natural light. To the rear, the contemporary dining kitchen features sleek units, integrated appliances, generous worktop space and direct access to the rear garden, making it ideal for both everyday family life and entertaining. A practical utility room and convenient ground floor WC complete the ground floor. Upstairs, the property offers three bedrooms, with the third bedroom currently utilised as a stylish home office, providing excellent flexibility for home working, a nursery or guest room. The spacious principal bedroom benefits from its own modern en suite shower room, while the remaining bedrooms are served by a contemporary family bathroom complete with a shower over the bath. Externally, the enclosed rear garden enjoys a generous lawn and raised decked seating area, creating a fantastic outdoor space for relaxing and entertaining. To the front, there is allocated parking for the property. Combining modern style, flexible living space and a sought-after location, this superb home is presented in true move-in condition.





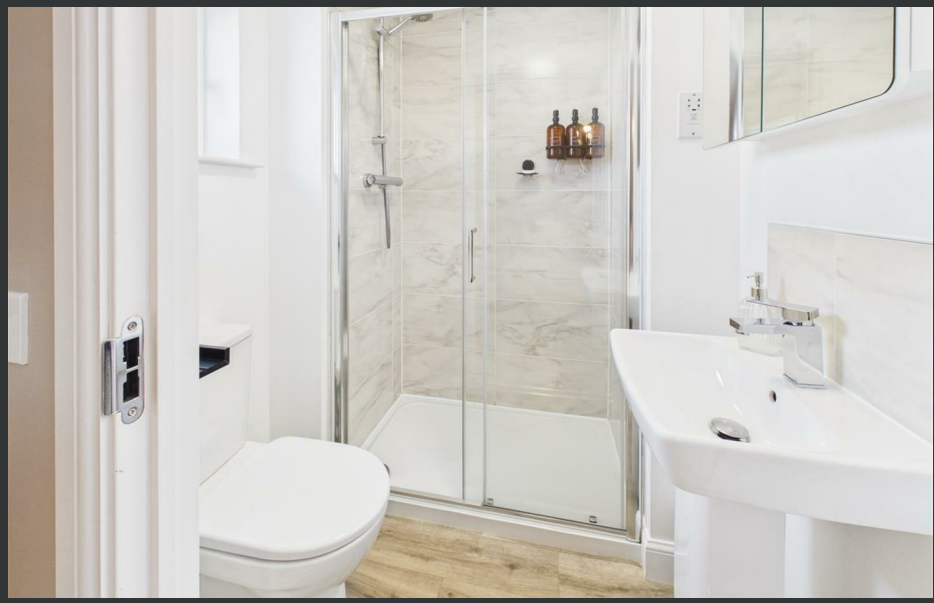


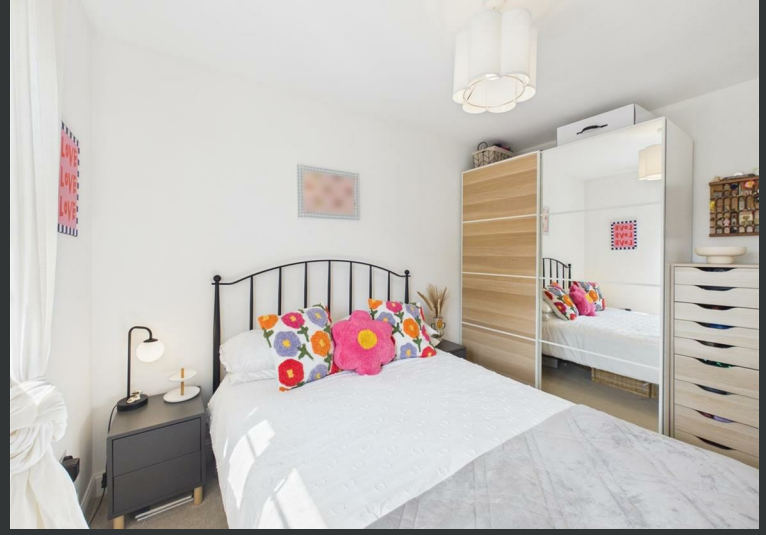




Location

Auld Mart Road is located within the highly sought-after Huntingtower development on the western edge of Perth, offering an ideal setting for families and professionals. The area provides easy access to local amenities, supermarkets, schools and leisure facilities, while Perth city centre is just a short drive away with its excellent selection of shops, cafés, restaurants and entertainment. Excellent transport links, including immediate access to the A9, make commuting to Dundee, Stirling, Edinburgh, Glasgow and Inverness straightforward. Surrounded by attractive green spaces and countryside walks, Huntingtower combines modern living with convenience in one of Perth's most desirable residential locations.



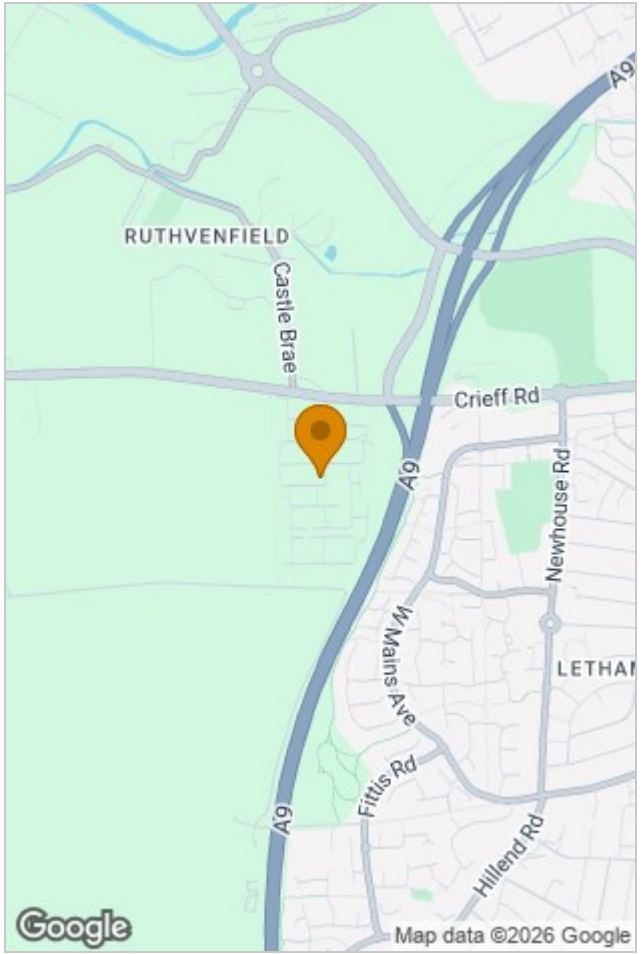
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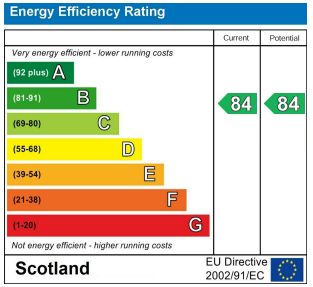


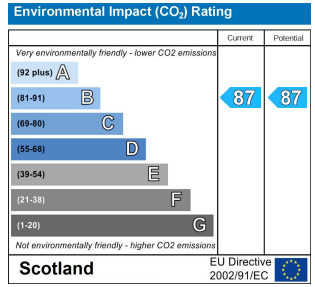












Viewing

Please contact our Perth Office on 01738 260 035
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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