



68 Preta Street, Perth, PH1 3YB
Offers over £375,000

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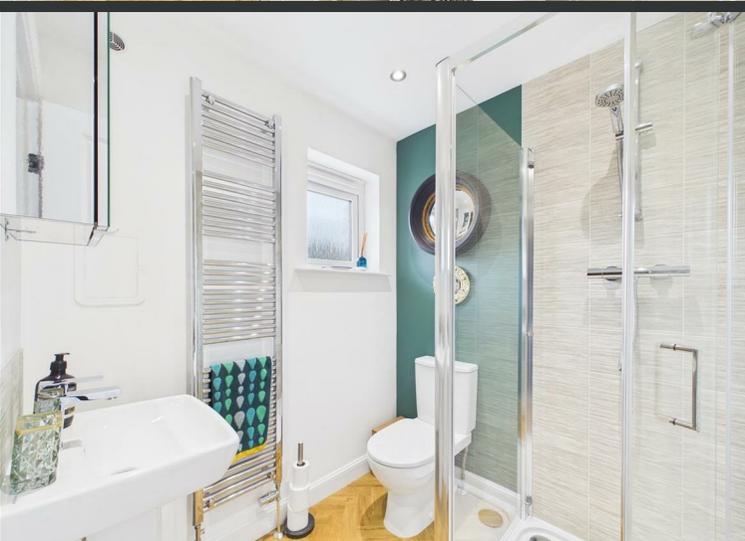
Offers over £375,000

- Four-bedroom detached home
- Spacious living room
- Utility room and ground floor WC
- Modern family bathroom
- Expertly landscaped rear garden
- Sought-after Huntingtower location
- Contemporary dining kitchen
- Principal bedroom with en-suite
- Separate home office
- Off-street parking for 2 cars & garage

Presented in true walk-in condition and being the largest house style within the development, this stylish and spacious four-bedroom detached home is located within a desirable Huntingtower development in Perth.

Beautifully finished throughout, including many upgrades from the standard finish, including Amtico flooring throughout the ground floor (with the exception of the lounge) and in the upstairs bathrooms, upgraded stone worktops in the kitchen, chrome towel radiators in the bathrooms, and fitted window shutters to most front-facing windows, the property offers flexible family accommodation and impressive outdoor entertaining space. The ground floor opens with a hallway leading to a bright and generously proportioned living room, tastefully decorated and ideal for relaxing evenings. To the rear, the stunning open-plan dining kitchen forms the heart of the home. Fitted with contemporary units, a dishwasher and extractor hood, premium stone worktops and ample worktop space, it provides an excellent setting for both everyday family life and entertaining. French doors open directly onto the landscaped rear garden, creating a seamless indoor-outdoor flow. A utility room, WC and a useful home office/study complete the ground floor. Upstairs, there are four well-proportioned bedrooms, all benefitting from fitted wardrobes. The principal bedroom benefits from fitted storage and a modern en-suite shower room. The remaining bedrooms offer flexibility for children, guests or home working, and are served by a stylish family bathroom. Externally, the enclosed rear garden has been thoughtfully designed with a covered pergola seating area, patio and low-maintenance planting – perfect for year-round enjoyment. Private parking is located to the side of the property with a driveway providing space for two vehicles, which also includes a garage. This exceptional home will appeal to growing families and professionals seeking modern living within easy reach of Perth city centre.

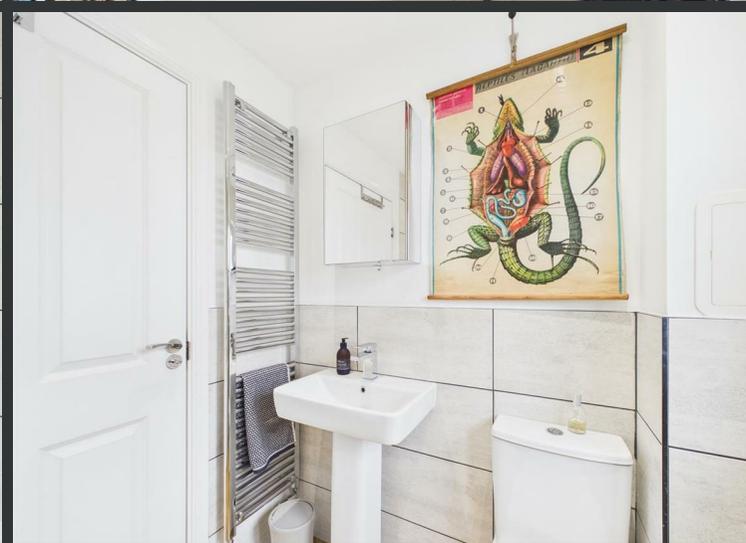


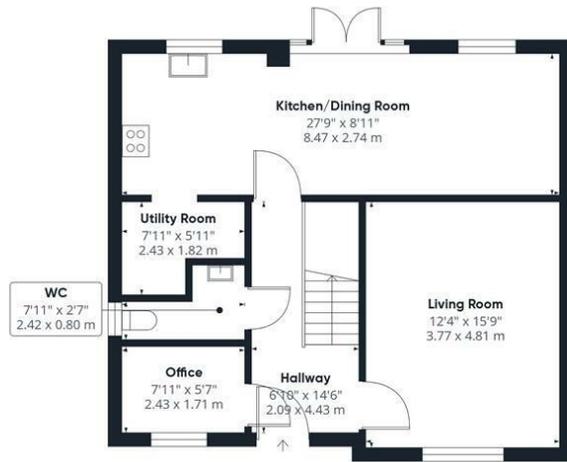


Location

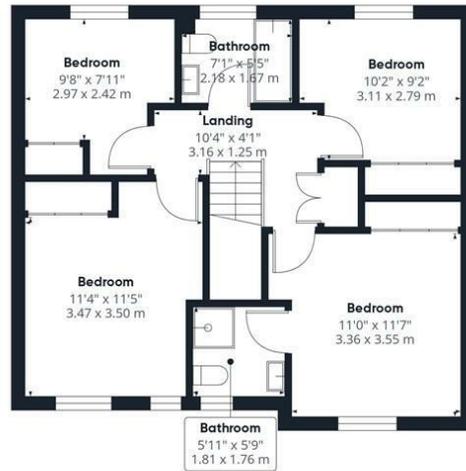
Huntingtower is a popular modern residential development situated on the western edge of Perth. The area offers a peaceful setting while remaining conveniently close to the city centre, which provides an excellent range of shopping, dining and leisure facilities. Local schooling is easily accessible, along with nearby supermarkets and everyday amenities. The property benefits from superb transport connections, with quick access to the A9 and Broxden roundabout, making commuting to Dundee, Stirling, Edinburgh and Glasgow straightforward. Surrounded by attractive countryside and walking routes, Huntingtower combines contemporary living with convenient access to both urban amenities and outdoor pursuits.







Ground floor



Floor 1

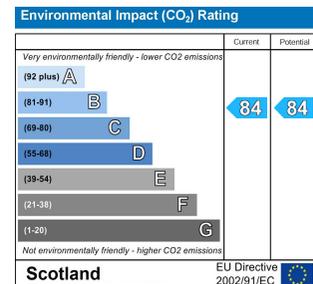
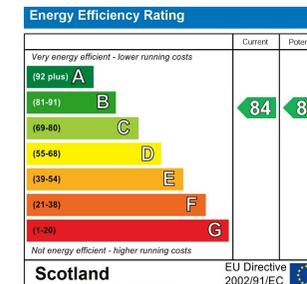
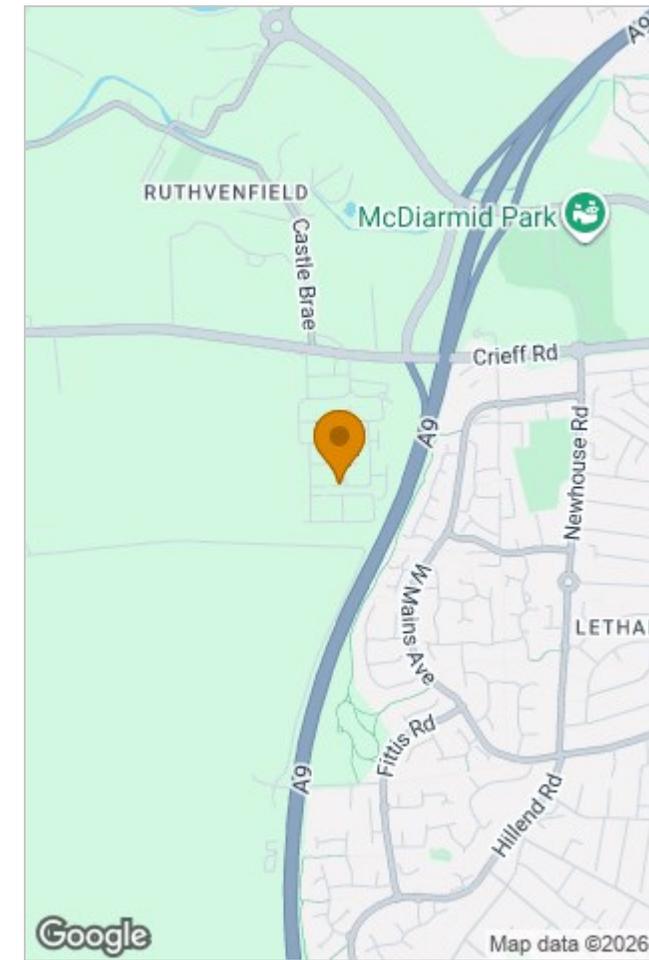


Approximate total area⁽¹⁾
1280 ft²
118.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

