

Simple Approach



Estate Agents



71 Westfield, Perth
Perthshire PH1 3HJ

Offers over £219,950

***** CLOSING DATE SET TUESDAY 1st SEPTEMBER 12 NOON*****

Simple Approach are excited to bring to the residential market this immaculate four bedroom semi-detached home in the highly popular area of Luncarty. The spacious and tastefully decorated accommodation is set over two floors comprises a bright and super modern kitchen, a great sized lounge with dual aspect windows and ample space for a dining area as well as a very cosy log burner. With four very generous double bedrooms and an extremely modern fully tiled bathroom with window all on the ground floor level. The property also comes with an attic bedroom and large storage space to suit any growing family. This property benefits from front side and rear easily maintained gardens as well as a large driveway providing off street parking for 3/4 cars. Viewing is essential to appreciate the full package on offer, as well as the sought-after village location.

Kitchen

13'5" x 12'2" (4.09 x 3.72)

Living Room

16'2" x 14'4" (4.94 x 4.37)

Dining Room

10'0" x 13'10" (3.06 x 4.23)

Bathroom

10'9" x 11'5" (3.28 x 3.49)

WC

3'5" x 3'6" (1.05 x 1.07)

Bedroom

13'0" x 18'4" (3.98 x 5.61)

En-suite

8'9" x 7'5" (2.69 x 2.28)

Bedroom

13'3" x 10'10" (4.04 x 3.31)

Bedroom

13'8" x 13'10" (4.18 x 4.23)

Bedroom

13'10" x 9'4" (4.22 x 2.86)

Gameroom/Bedroom

9'8" x 12'2" (2.97 x 3.73)

External

Location

Set within the heart of Luncarty, this property is a short walk away from all local amenities including a nearby shop and Luncarty Primary School as well as being a few minutes' drive away from all amenities found in Perth City Centre which lies just four miles to the South. A regular bus route is available on the Main Street of the village for routes into Perth and the motorway is perfect for the commuter seeking quick routes into larger Cities such as Dundee, Edinburgh & Inverness and towards the Central Belt.

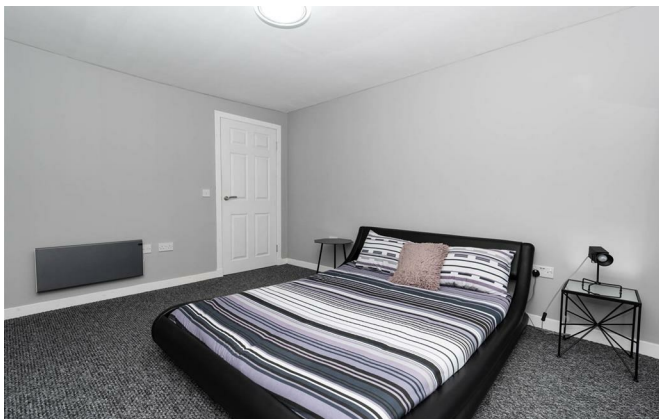
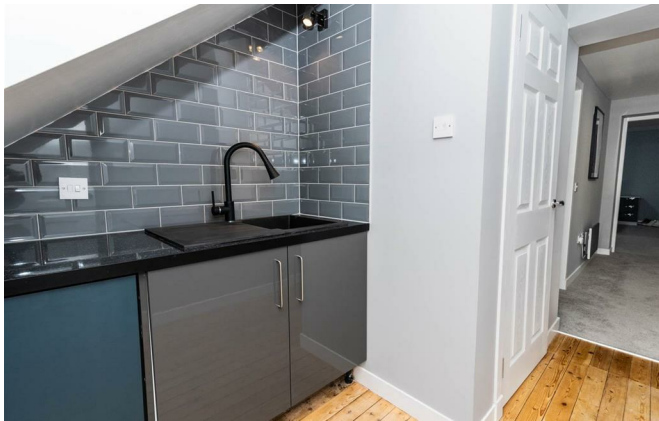




- Move-in Condition Family Home
- Modern Fitted Kitchen and Stunning Bathroom
- Large Summer House to Enjoy with Friends & Family

- 4 Double Bedrooms
- Enclosed Easily Maintained Rear Garden
- ***** CLOSING DATE SET TUESDAY 1st SEPTEMBER 12 NOON*****

- Master En-Suite
- Private Parking





Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		59
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland EU Directive 2002/91/EC		