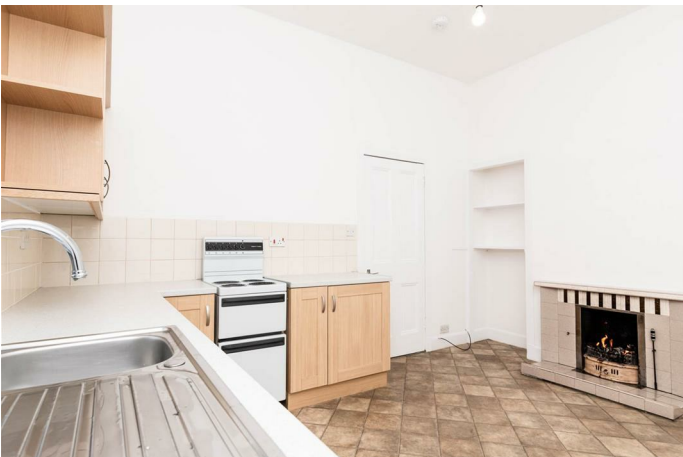


Simple Approach



**35 The Crescent, Perth
Perthshire PH1 3EZ**

Offers over £104,950

Simple Approach are delighted to welcome this gorgeous country style property on The Crescent to the Perthshire market. Set in the heart of the desirable Village of Luncarty just four miles North of the City of Perth this property is ideally placed to enjoy all of the benefits of a semi-rural location without falling off the beaten track, with nearby amenities including a shop, hairdressers and local sports clubs all a very short distance away. This property is a very unique home, with a very charming and quirky layout comprising the lounge, kitchen, bathroom and a bedroom set across one accessible ground floor with stunning open fireplace in the large kitchen providing the warmest welcome. This property is the ideal purchase for those seeking a lovely bungalow, boasting sought-after features such as a beautifully maintained and privately-owned garden to the rear. Viewing is essential to appreciate the period charm and idyllic Village location on offer.

Entrance Hall/ Utility

5'0" x 7'3" (1.54m x 2.23m)

Lounge

8'11" x 14'0" (2.72m x 4.27m)

Kitchen

13'4" x 13'2" (4.08m x 4.03m)

Bedroom

10'0" x 13'11" (3.07m x 4.26m)

Bathroom

7'7" x 5'2" (2.33m x 1.60m)

Rear Vestibule

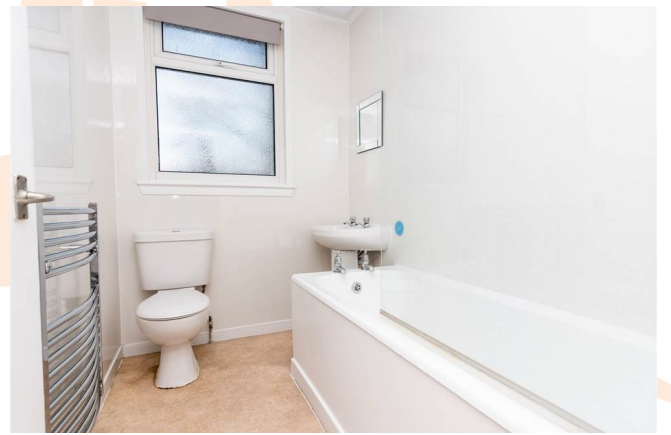
4'0" x 4'7" (1.24m x 1.41m)

External

Externally this property benefits from very well maintained garden grounds to the rear, Included in the sale is a substantial shed and garden hut, you also have the exclusivity of private parking at your front door.

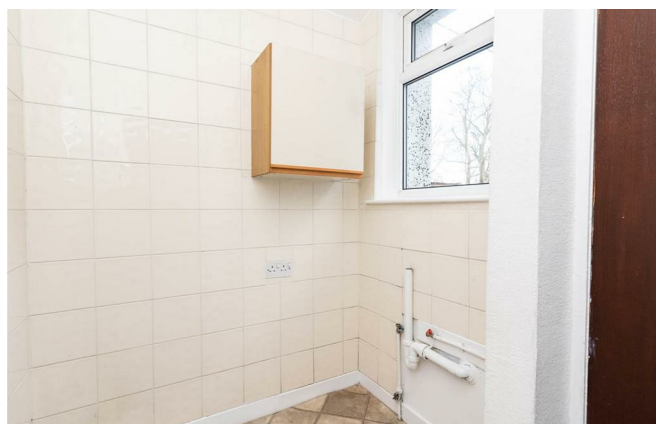
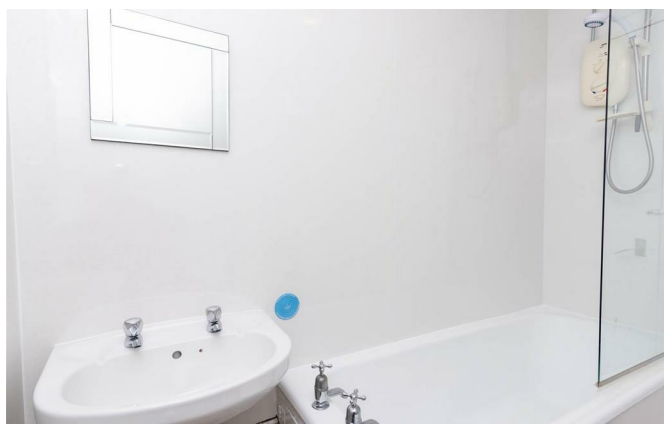
Location

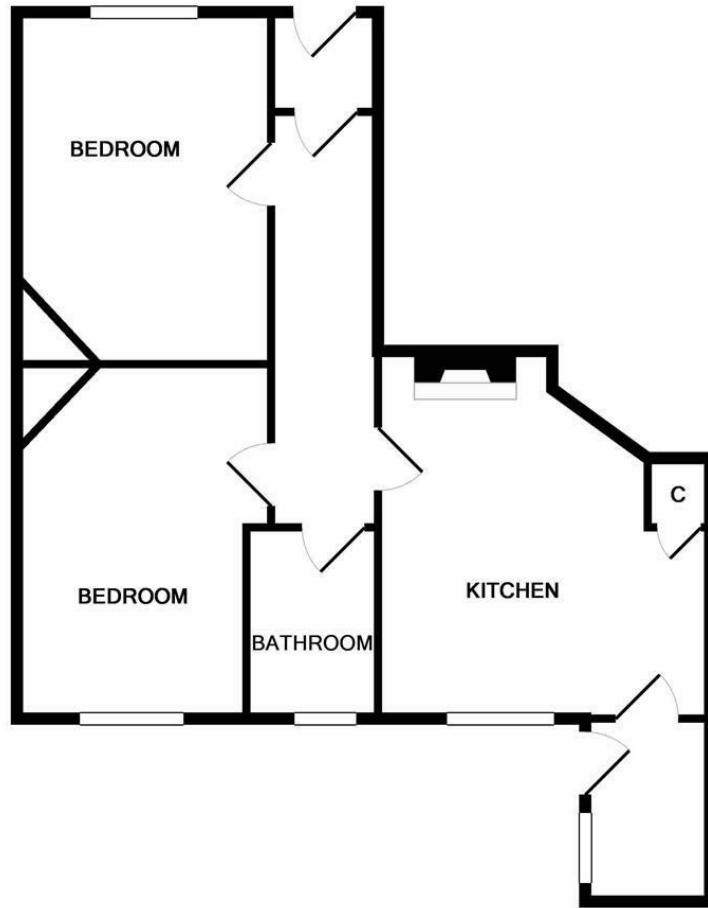
Set within the heart of Luncarty, this property is a short walk away from all local amenities including a nearby shop and Luncarty Primary School as well as being a few minutes' drive away from all amenities found in Perth City Centre which lies 4 miles South. A regular bus route is available on the Main Street of the village for routes into Perth and the motorway is perfect for the commuter looking for quick access into Glasgow, Edinburgh & Inverness.





- Idyllic Semi-Detached Bungalow
- Open Fire in Kitchen
- Good-Sized Garden to Rear
- Parking to Front
- Sought-After Countryside Location





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		55	
(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			60
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		23	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	