

Simple Approach



19 Marshall Gardens, Perth
Perthshire PH1 3YX

Offers over £234,950

Simple Approach are delighted to welcome this very sophisticated and beautifully presented corner plot detached family home on Marshall Gardens to the Perthshire market. Set in the heart of the desirable village of Luncarty this stunning property could not be better situated for its locality to all amenities found in the village without compromising its tranquil setting in a peaceful cul-de-sac with grounds set right back from the road to the front. Each living space has been tastefully decorated in modern tones, with the owners taking great care to bring the property to a good standard throughout. Set over two floors, this property comprises a bright and spacious lounge, an attractive fitted kitchen with ample space for freestanding appliances, four double bedrooms (master en-suite shower) and a contemporary family bathroom with shower over bath facility. This property comes to the market in move-in condition and would be the perfect purchase for any growing family seeking a peaceful lifestyle within a sought-after Village, with the added benefit of further sought-after features such as an extensive driveway, a converted single garage/office space and a sizeable South-facing family garden all on offer with this superb house. This property is particularly well-suited to those who are looking for a home in which there is easy means of living across one floor, as the large family bathroom and a double bedroom are both situated on the ground floor. Viewing is highly recommended to appreciate the full package on offer, with particular note to the overall space and excellent village location.

Living Room
10'5" x 18'7" (3.19 x 5.67)

Kitchen
10'4" x 13'0" (3.16 x 3.97)

Bedroom Upper Front
12'0" x 8'5" (3.68 x 2.58)

Box Room/Study
6'9" x 6'3" (2.06 x 1.91)

Bedroom Upper Rear
13'5" x 12'4" (4.09 x 3.78)

En Suite
6'8" x 7'2" (2.05 x 2.20)

Bathroom
6'7" x 6'5" (2.01 x 1.96)

Dining Room / Bedroom
10'5" x 8'5" (3.20 x 2.58)

Bedroom Downstairs
10'5" x 11'9" (3.19 x 3.60)

Store (ex garage)
10'4" x 8'2" (3.17 x 2.49)

Office
9'5" x 8'1" (2.89 x 2.48)

External
Externally this property boasts generous garden grounds fully enclosed to the rear with mature shrubs and plants making this an ideal sun-trap. With a patio area creating the perfect spot to entertain in the sunshine.

At the front of the property there is a large mono block driveway providing off street parking for a number of cars leading up to the converted office space garage.

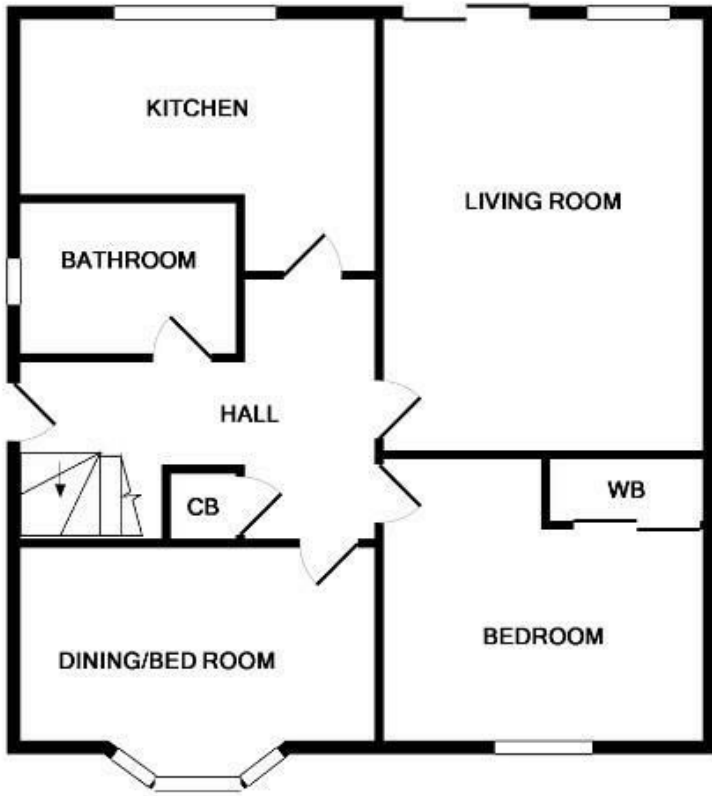
Location
Set within the heart of Luncarty, this property is a short walk away from all local amenities including a nearby shop and Luncarty Primary School as well as being a few minutes' drive away from all amenities found in Perth City Centre which lies 4 miles South. A regular bus route is available 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.



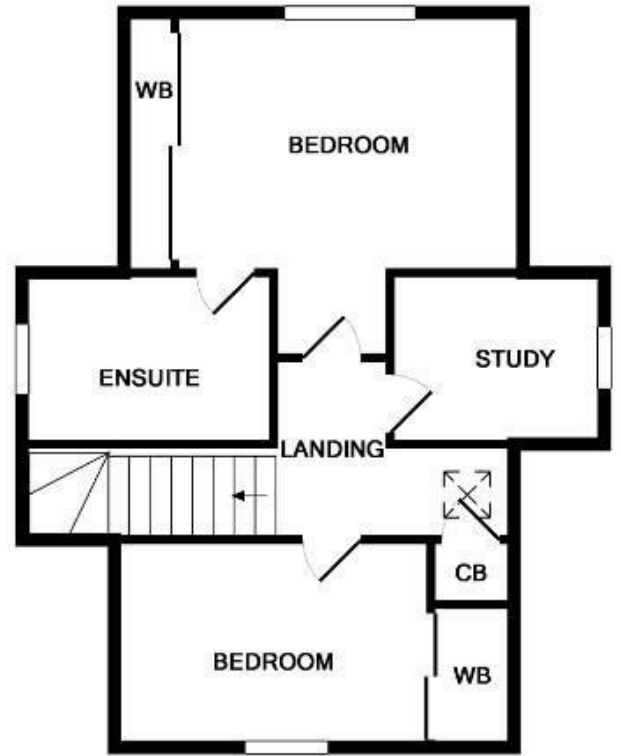


- Large Driveway To Hold 4 Cars
- Sun-Trapped Private Easily Maintained Back Garden
- Move In Condition
- Close to All Amenities
- Sought After Location
- This Property Is A Must View
- Very Well Manicured Front & Back Garden





GROUND FLOOR



1ST FLOOR

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			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(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			74
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	