

Simple Approach



**52 Hatton Road, Perth  
Perthshire PH1 3UZ**

**Offers over £214,950**

Simple Approach are delighted to welcome this great detached bungalow on Hatton Road to the Perthshire market. Set in the heart of the desirable village of Luncarty this property is ideally-placed to take advantage of nearby amenities such as a shop, hairdresser, primary school and regular bus route to and from Perth City Centre without compromising the benefits of a tranquil village location. This property lends itself to a wide range of buyers including first time buyers, growing families and mature buyers, comprising a bright and bright lounge, a gorgeous conservatory, a spacious kitchen, three double bedrooms with fitted wardrobes and a good sized family bathroom, all set across one floor for easy and modern living. Externally this property enjoys a generous plot with a private driveway to the front, as well as an attached single garage for additional parking where needed. To the rear there is a good-sized garden which has been well maintained with quite a private outlook to towards the back, with a patio perfectly situated to enjoy the sunshine. Viewing is essential to appreciate the full package on offer, as well as the sought-after village location.

**Dining Room**

11'10" x 12'1" (3.63 x 3.69)

**Kitchen**

10'5" x 10'2" (3.20 x 3.10)

**Utility**

5'2" x 9'9" (1.60 x 2.99)

**Conservatory**

15'9" x 9'4" (4.81 x 2.87)

**Bedroom**

15'1" x 13'0" (4.61 x 3.98)

**En suite**

7'4" x 5'1" (2.26 x 1.55)

**Bathroom**

10'4" x 6'5" (3.16 x 1.97)

**Bedroom**

8'9" x 13'3" (2.67 x 4.06)

**Bedroom**

8'4" x 9'0" (2.55 x 2.75)

**Garage**

9'2" x 18'1" (2.81 x 5.53)

**External**

Well manicured gardens to the front and rear both mainly laid to lawn with a large gravelled driveway to the front leading to the detached garage. At the rear the garden is enclosed for safety and privacy ideal for children and pets. Large patio area perfect for outdoor furniture making barbecues and relaxing in the summer sun a perfect experience.

**Location**

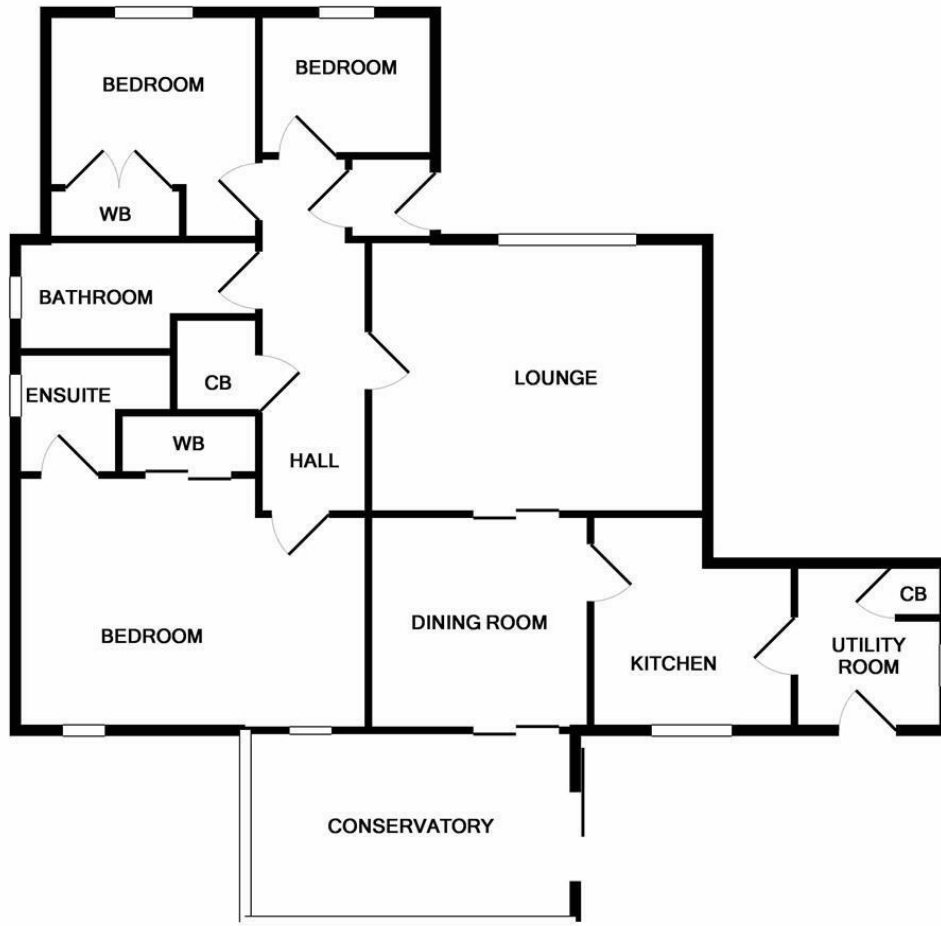
Set within the heart of Luncarty, this property is a short walk away from all local amenities including a nearby shop and Luncarty Primary School as well as being a few minutes' drive away from all amenities found in Perth City Centre which lies just four miles to the South. A regular bus route is available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





- Bright and Spacious Detached Bungalow
- Would Benefit from Modernisation
- Large Private Driveway & Garage
- Three Good Sized Bedrooms
- Double Glazing
- Sought After Perthshire Location
- Extensive Garden Grounds





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