

Simple Approach



Estate Agents



28 Coats Drive, Perth
Perthshire PH1 3FD

Offers over £234,950

****CLOSING DATE SET MONDAY 24TH FEBRUARY AT 12PM****

Simple Approach are delighted to welcome this immaculately presented detached family home on Coats Drive to the Perthshire market. Set within the highly sought-after village of Luncarty this property could not be better situated for those looking for the peace and quiet of countryside living without compromising locality to surrounding amenities found in Perth just a short drive away as well as more local amenities found in the Village itself, such as a shop, salon and the reputable Luncarty Primary School to name just a few. This stunning home is the ideal purchase for any growing family and offers plenty of living space over two floors, comprising a spacious, front-facing lounge/ Dining area leading onto a modern dining kitchen with integrated appliances, utility room also with integrated appliances, Four double bedrooms with master en-suite shower room, a further family bathroom and ground floor WC. This modern build property boasts sought-after features such as LPG central heating, double glazing, an attached single garage with driveway for two cars and a good-sized family garden to the rear, making it the perfect home for a wide range of buyers looking for a well-located property in move-in condition throughout- which only viewing will confirm.

Living Room/Dining Room

22'7" x 13'7" (6.90 x 4.15)

Kitchen

9'3" x 15'3" (2.82 x 4.65)

Dishwasher, washing machine, fridge freezer, integrated freezer in utility, double oven and combi microwave grill, electric induction hob.

Utility Room

5'4" x 9'3" (1.65 x 2.82)

WC

6'3" x 2'11" (1.91 x 0.89)

Bedroom

12'10" x 9'3" (3.92 x 2.83)

Bedroom

9'4" x 8'9" (2.85 x 2.68)

Bedroom

9'0" x 10'8" (2.76 x 3.26)

Bedroom

10'8" x 11'8" (3.27 x 3.57)

En-Suite

6'10" x 4'4" (2.10 x 1.34)

External

Externally this property benefits from a driveway leading to the garage, a good-sized front garden and fully enclosed garden to the rear. The garden itself is very well maintained, perfect for outdoor entertaining.

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.

Garage

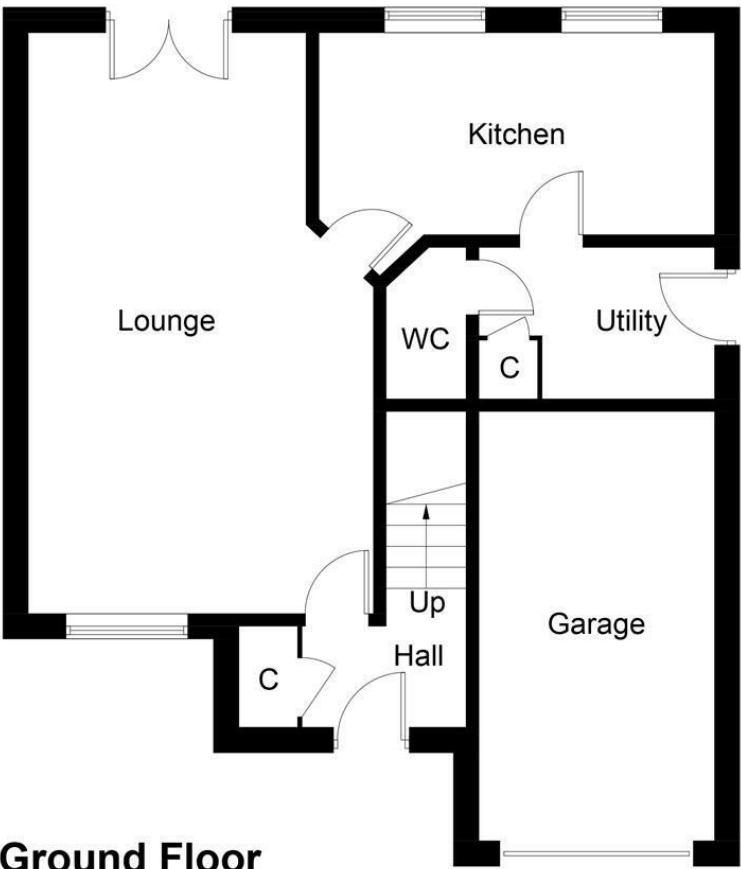
16'8" x 9'1" (5.10 x 2.78)



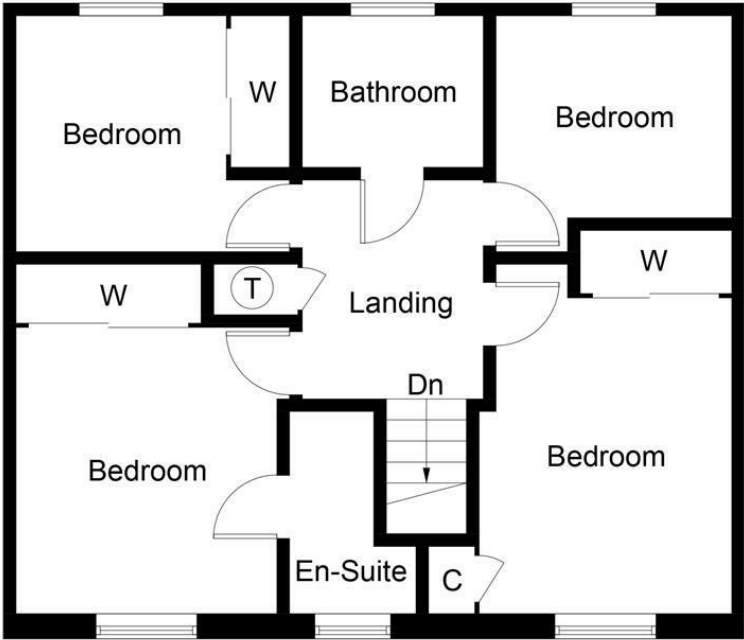


- ** Closing Date - Monday 24th at 12 **
- Four Double Bedrooms with Master En-Suite
- LPG Central Heating & Double Glazing
- Integrated Garage & Driveway
- Picturesque Village Location
- Fully Enclosed Family Garden
- Stunning Detached Modern Build Home





Ground Floor



First Floor



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