

Simple Approach



**46 Coats Drive, Luncarty  
Perthshire PH1 3FD**

**Offers over £204,950**



Simple Approach are delighted to welcome this bright, spacious and well 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 lovely home is the ideal purchase for any growing family and offers plenty of living space over two floors, comprising a warm and welcoming, front-facing lounge, a fairly modern dining kitchen with appliances included in the sale with access through to the single garage from the separate utility space, all set across the ground floor and all decorated in light and neutral tones. On the upper level there are three double bedrooms with the two larger bedrooms boasting integrated wardrobes and two very stylish bathrooms recently installed including a contemporary master en-suite and a further family bathroom with shower over bath facility, both from Scotia Bathrooms. This modern build property boasts sought-after features such as LPG central heating, double glazing, with a driveway for two cars and a very private 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.

#### Lounge

11'3" x 24'3" (3.45 x 7.4)

#### Kitchen

13'8" x 9'10" (4.19 x 3.01)

#### Master Bedroom

11'4" x 10'5" (3.47 x 3.2)

#### Master En-Suite

6'3" x 7'4" (1.92 x 2.26)

#### Bedroom 2

7'8" x 10'3" (2.35 x 3.13)

#### Bedroom 3

7'10" x 11'2" (2.41 x 3.41)

#### Family Bathroom

7'7" x 5'6" (2.33 x 1.7)

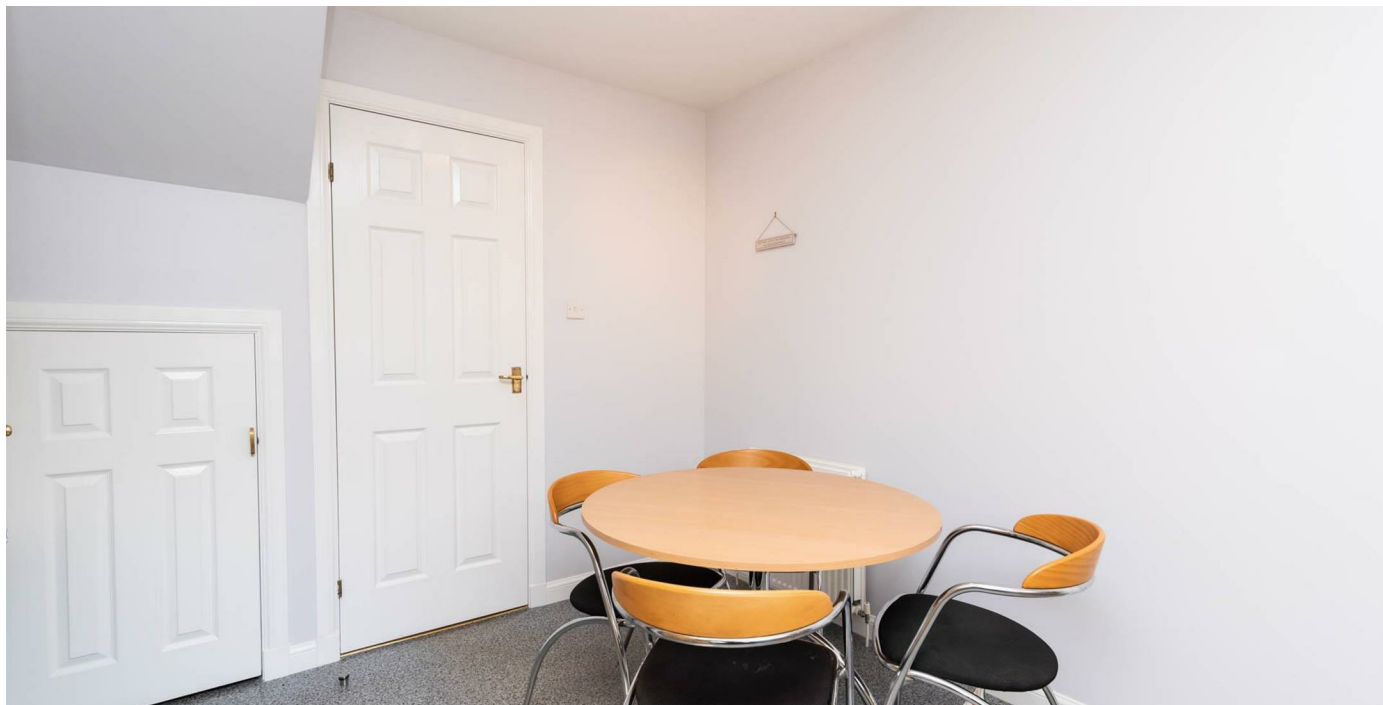
#### External

Externally this property benefits from a fully enclosed garden to the rear set over two levels which is completely private and not overlooked by any neighbours. The garden itself is very well maintained a paved patio area perfectly situated for entertaining in the sunshine. To the front this property has a monobloc driveway offering off-street parking for up to two cars with the addition of a single integrated 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.

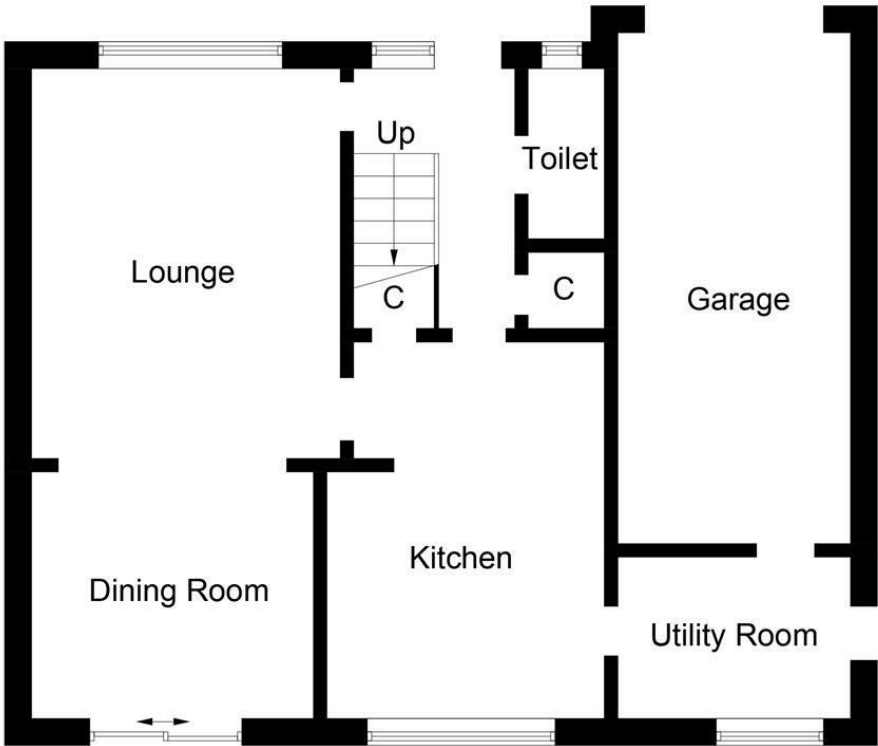




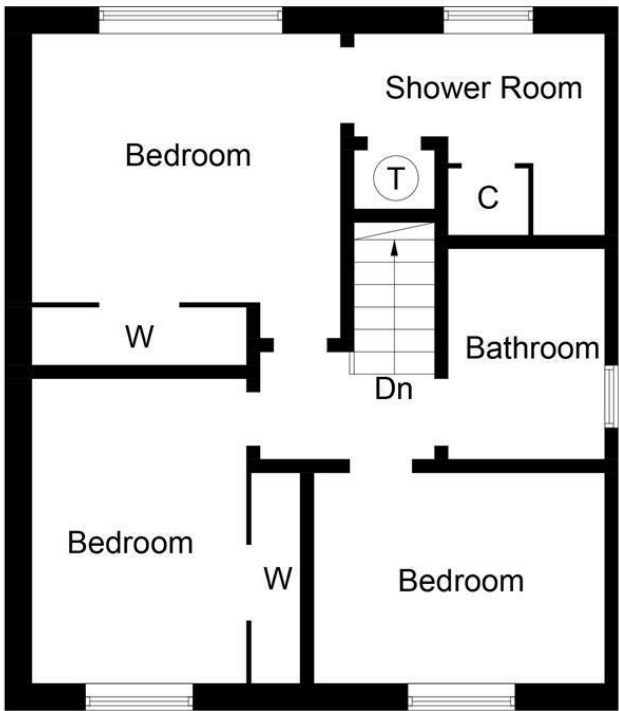
- CLOSING DATE SET 03/03 AT 12PM
- Three Double Bedrooms (Two Large, One Smaller)
- LPG Central Heating & Double Glazing
- Integrated Single Garage & Private Driveway
- Private Gardens to Rear
- Sought-After Perthshire Village
- Bright & Spacious Detached Family Home







Ground Floor



First Floor



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