

Simple Approach



**The Kyle 5 Main Road, Perth
Perthshire PH1 3EP**

Offers over £259,950

Simple Approach are delighted to welcome this immaculately presented detached family home to the market. Set within the highly sought-after village of Luncarty this property could not be better situated for its close proximity to all High Street shopping found in Perth just a short drive away as well as more local amenities found in the village itself. This elegant and spacious property is the perfect purchase for any buyer looking for a move-in condition family home within a peaceful village location- without compromising locality to nearby amenities found in the village itself or in Perth just a few minutes drive away on the A9. This outstanding property is set over two floors and comprises a bright and welcoming lounge, a good sized, modern kitchen with adjoining dining space, a further garden room with stunning large windows flooding the room with natural light, Five double bedrooms with two of which have an ensuite shower room and a family bathroom with fitted bath. The accommodation has overall been tastefully decorated in neutral tones throughout and combines modern warm carpeting for added comfort. Buyers must view this property in order to appreciate the quality of home and location on offer.

Living Room
14'2" x 17'7" (4.32 x 5.36)

Dining Room
8'8" x 10'5" (2.66 x 3.19)

Sun Room
7'7" x 7'6" (2.32 x 2.29)

Kitchen
10'4" x 10'0" (3.15 x 3.07)

Utility
10'5" x 5'3" (3.19 x 1.62)

Bathroom
6'5" x 10'5" (1.96 x 3.19)

Bedroom 1
11'10" x 10'5" (3.63 x 3.19)

Bedroom 1 (En-Suite)
5'3" x 9'10" (1.62 x 3.01)

Bedroom 2
9'10" x 11'8" (3.02 x 3.56)

Bedroom 3
8'8" x 10'7" (2.66 x 3.24)

Bedroom 4
14'2" x 16'3" (4.33 x 4.97)

Bedroom 5
12'0" x 15'7" (3.66 x 4.77)

Bedroom 5 (En-Suite)
12'3" x 5'6" (3.74 x 1.70)

Storage
16'2" x 5'5" (4.94 x 1.66)

External

Externally this property benefits from being set on a generous plot and boasts stunning kerb appeal from the outset. The large driveway to the front accommodates a number of cars comfortably and a single detached garage is also available. To the rear there is an idyllic family garden which has been laid to lawn with a spacious decked area perfectly placed to take advantage of the summer sun. The garden is also fully enclosed with fencing and hedgerow which allows for a feeling of privacy and a safe and secure area for children and pets.

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.





- Beautifully Presented Detached Bungalow
- Well-Maintained And Large Driveway
- Five Double Bedrooms (Two With En-Suite)
- Electric Central Heating & Double Glazing
- Single Garage & Large Driveway
- Sought-After Village Location





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
		76
	47	
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
		53
	45	
EU Directive 2002/91/EC		
Scotland		