

Simple Approach



Estate Agents



14 Isla Road, Perth
Perthshire PH1 3HN

Offers over **£162,000**

Simple Approach are excited to bring to the residential market this beautiful three bedroom semi-detached home in the highly sought after area of Luncarty. The spacious and tastefully decorated accommodation is set over two floors and comprises of a great sized lounge with a cosy log burner, a bright modern dining kitchen, three generous bedrooms and a modern bathroom with window and wet walling all on the first floor level. The property benefits from front side and rear gardens as well as a large driveway providing off street parking. Viewing is essential to appreciate the full package on offer, as well as the sought-after village location.

Livingroom

14'1" x 13'3" (4.30 x 4.04)

Kitchen

7'7" x 14'0" (2.32 x 4.27)

Bathroom

7'3" x 6'3" (2.23 x 1.93)

Entrance Hallway

13'3" x 6'5" (4.04 x 1.98)

Bedroom 1

15'1" x 8'10" (4.62 x 2.71)

Bedroom 2

8'9" x 11'1" (2.69 x 3.40)

Bedroom 3

11'8" x 9'5" (3.58 x 2.88)

External

To the front of the property there is a large driveway which will accommodate 3 cars with ease. To the rear of the property there is a fantastic garden space which has been tastefully designed to allow for outdoor dining, children's play and security for family pets. A large outbuilding also provides fantastic storage space for garden tools and outdoor furniture.

Location

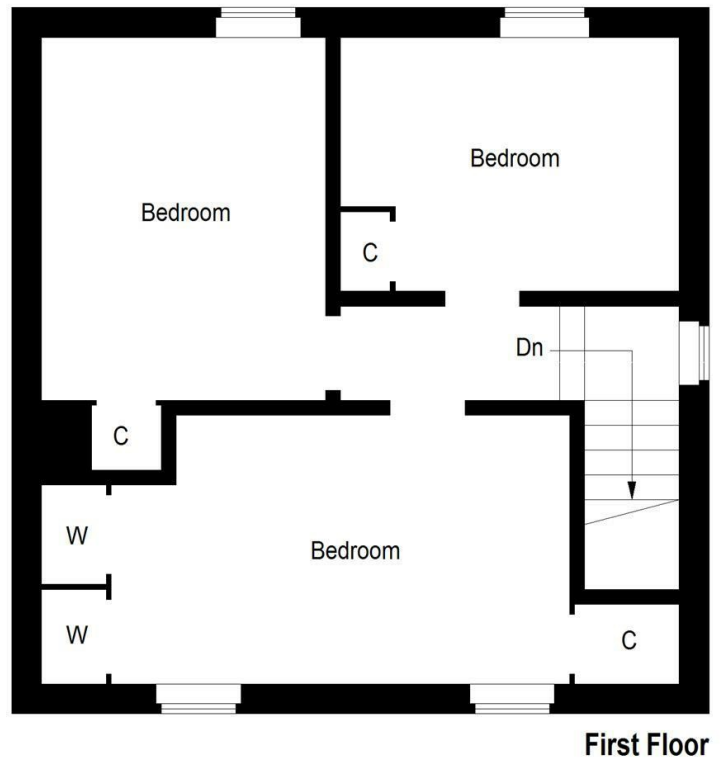
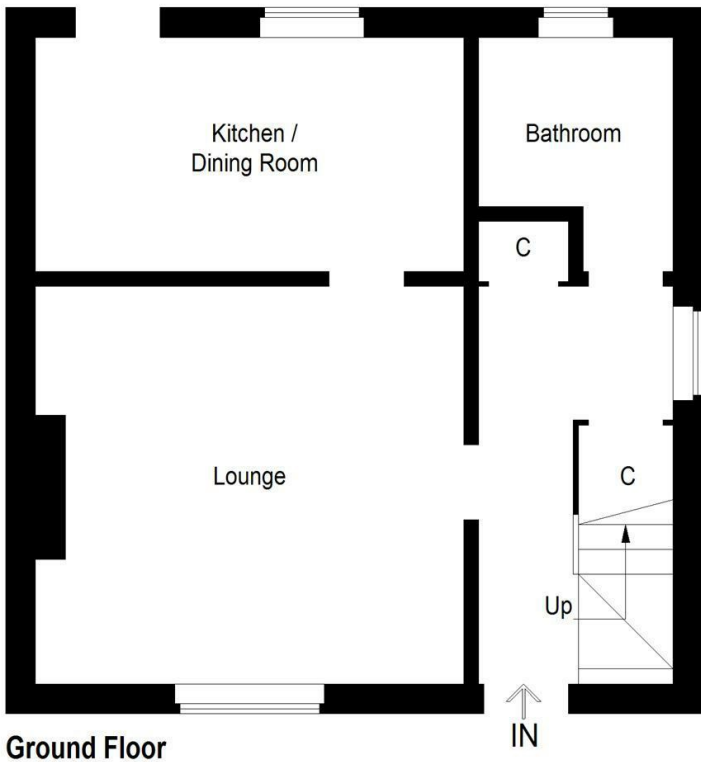
Set within the heart of Luncarty, this property is a short walk away from all local amenities including a nearby shop and Luncarty Primary School as well as being a few minutes' drive away from all amenities found in Perth City Centre which lies just four miles to the South. A regular bus route is available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





- 3 Spacious Bedrooms
- Large Driveway
- Modern kitchen and Bathroom suites
- Beautiful Rear Garden
- Double Glazing
- Tastefully decorated





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			68
(81-91) B			
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland		EU Directive 2002/91/EC	