

Simple Approach



**38 Coats Drive, Perth  
Perthshire PH1 3FD**

**Offers over £287,000**

\*\*\*\*\* CLOSING DATE SET TUESDAY 5TH JANUARY 12 NOON \*\*\*\*\*

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 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 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 lounge with a large window to the front and double doors leading to the home office, a super modern extended breakfasting kitchen with french doors leading out to a very private south facing large back garden. On the upper level there is the stylish shower room with large shower enclosure and four double bedrooms three with double fitted wardrobes with mirrored sliding doors, the master comes also with an en-suite shower room. This modern build property boasts sought-after features such as LPG central heating, double glazing, a driveway for multiple cars and a good-sized 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.

**Livingroom**

13'1" x 14'11" (4.01 x 4.57)

**Kitchen**

14'7" x 20'6" (4.46 x 6.25)

**Dining/Living area**

25'6" x 11'2" (7.78 x 3.41)

**Utility Room**

8'10" x 5'0" (2.71 x 1.53)

**Home Office**

10'4" x 6'1" (3.17 x 1.87)

**Downstairs W/C**

6'2" x 2'6" (1.88 x 0.78)

**Bedroom**

8'3" x 15'11" (2.53 x 4.86)

**Bedroom**

8'10" x 12'7" (2.71 x 3.84)

**Master Bedroom**

10'3" x 9'8" (3.14 x 2.95)

**En suit**

6'8" x 4'0" (2.05 x 1.22)

**Bedroom**

8'8" x 8'2" (2.66 x 2.50)

**Bathroom**

6'0" x 5'1" (1.84 x 1.57)

**Bedroom**

8'11" x 8'3" (2.72 x 2.53)

**External**

**Location**

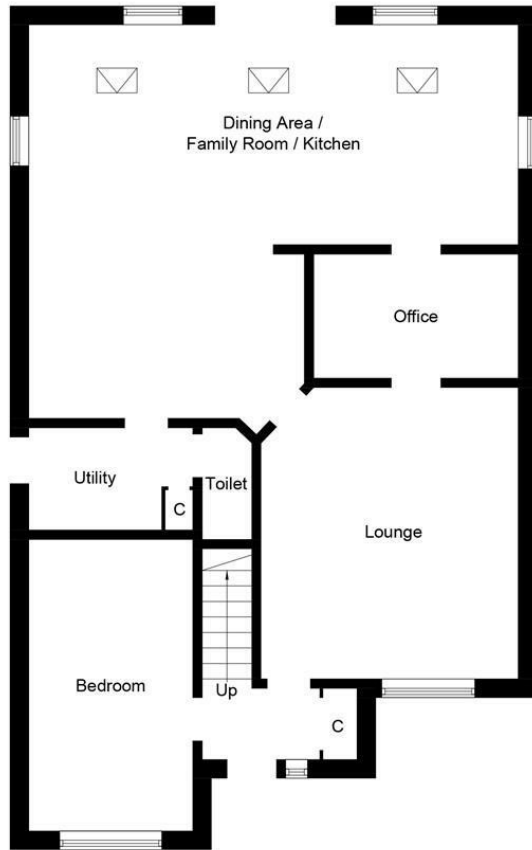
Set within the heart of Luncarty, this property is a short walk away from all local amenities including a nearby shop and Luncarty Primary School as well as being a few minutes' drive away from all amenities found in Perth City Centre which lies 4 miles South. A regular bus route is available on the 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.



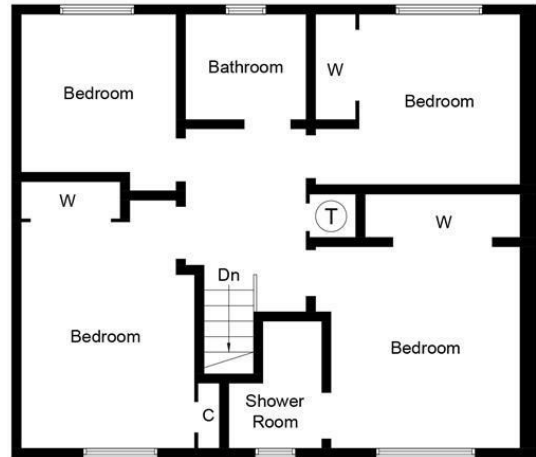


- Great Detached Family Home
- Large Kitchen/Diner Extension
- Partially Floored Large Attic Space With Mains Electric & A Ramsay Ladder For Easy Access
- 5 Double Bedrooms
- Private Parking In A Driveway Which Can Accommodate Multiple Vehicles
- Large Lean To At The Side Of The Property Great Storage For A Growing Family
- Master En-Suite
- Enclosed Rear Garden Perfect For Children Or Entertaining Guests
- \*\*\*\*\* CLOSING DATE SET TUESDAY 5TH JANUARY 12 NOON \*\*\*\*\*





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>	56	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Scotland 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>	69	78
(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		
Scotland EU Directive 2002/91/EC		