

Simple Approach



Estate Agents



**1 Hatton Road, Perth  
Perthshire PH1 3UZ**

**Offers over £254,950**



Simple Approach are delighted to welcome this immaculate detached bungalow on Hatton Road to the Perthshire market. Set within the sought-after village of Luncarty, this stunning property has been brought to a very high standard throughout by the present owners, including the installation of a modern kitchen, a stylish family bathroom, a multi fuel burning stove, full redecoration including new carpeting and flooring and full landscaping of the garden grounds to the rear. This gorgeous property offers all the living space a growing family needs both inside and out. Comprising generous accommodation throughout, this property offers a spacious open plan lounge/dining room, a large modern kitchen, two large double bedrooms (Master En-Suite), a third good-sized single bedroom and a stylish family bathroom with a separate shower facility. This property is the perfect purchase for any buyer looking for a move-in condition family home in a tranquil village setting, enjoying all of the benefits of a private corner plot within a desirable cul-de-sac situation. Viewing is essential to appreciate the quality of property and the overall space on offer.

### Kitchen

14'2" x 10'4" (4.33 x 3.15)

### Lounge/ Dining Room

12'5" x 24'7" (3.80 x 7.50)

### Bedroom 1

7'10" x 12'2" (2.41 x 3.71)

### Bedroom 2

9'11" x 9'0" (3.03 x 2.76)

### Bedroom 3 (Master)

10'2" x 9'6" (3.10 x 2.91)

### Bathroom

10'4" x 5'1" (3.17 x 1.56)

### En Suite

6'2" x 4'0" (1.89 x 1.24)

### External

Well manicured gardens to the front and rear both mainly laid to lawn with a large gravelled driveway to the front. At the rear the garden is enclosed for safety and privacy ideal for children and pets. Large patio area perfect for outdoor furniture making barbecues and relaxing in the summer sun a perfect experience.

### 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.

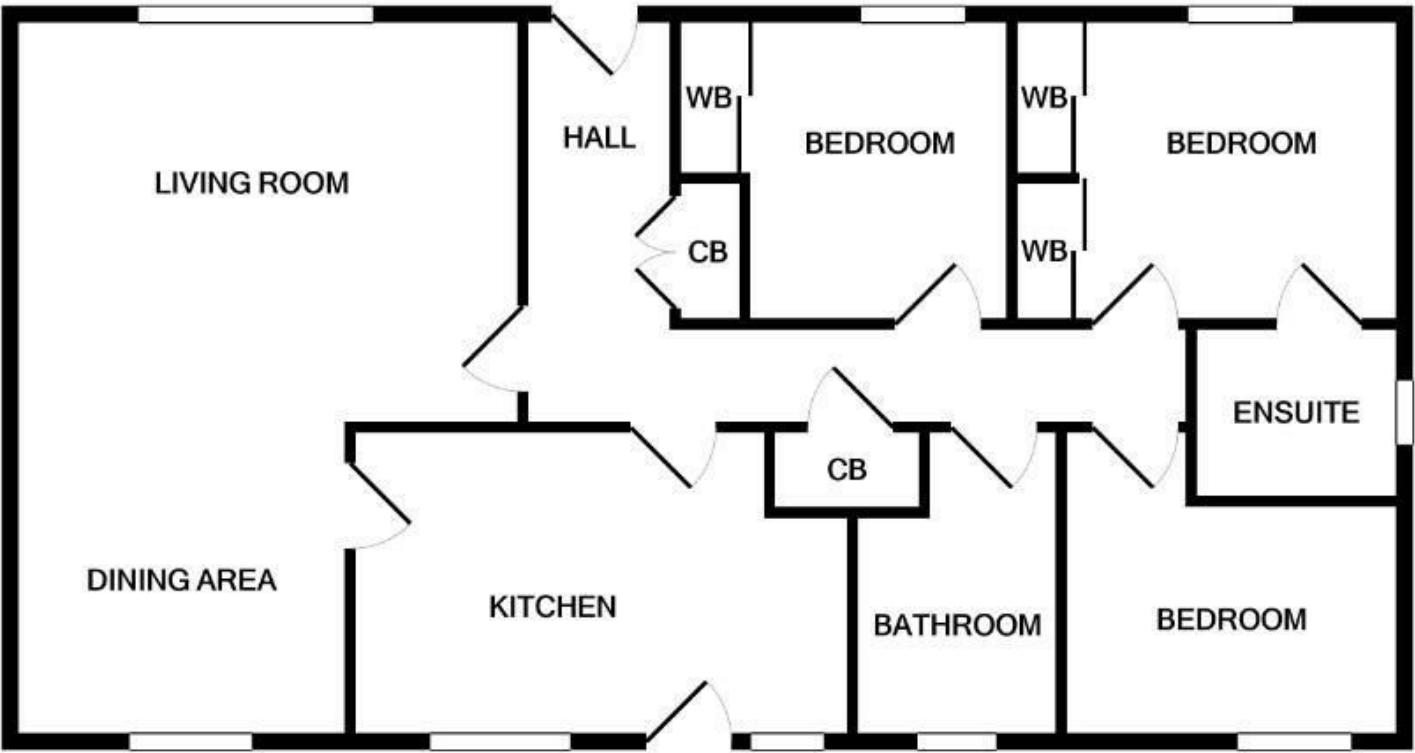




- Three Bedroom Detached Bungalow With Very Large Private Back Garden
- Large Immaculate Modern Kitchen
- Master Bedroom En-Suite
- Multi Fuel Stove
- Sought After Village Location
- Driveway for 5/6 Cars
- Spacious Accommodation Throughout
- Just A Few Minutes Walk From The Local School & Shop







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		