

Simple Approach



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

Offers over £259,950

Simple Approach are delighted to welcome this very sophisticated and beautifully presented detached family home on Hatton Road to the Perthshire market. Set in the heart of the desirable village of Luncarty this stunning property could not be better situated for its locality to all amenities found in the village without compromising its tranquil setting in a peaceful cul-de-sac with grounds set right back from the road to the front. Each living space has been tastefully decorated in modern tones, with the owners taking great care to bring the property to a good standard throughout. This Detached Bungalow comprises a bright and spacious lounge with attractive multi-fuel burning stove, an attractive modern large fitted kitchen with ample space for freestanding appliances four generous bedrooms and a contemporary family bathroom with shower over bath facility along with another separate shower room great for a growing family. This property comes to the market in move-in condition and would be the perfect purchase for any growing family seeking a peaceful lifestyle within a sought-after Village, with the added benefit of further sought-after features such as an extensive driveway and a sizeable family garden all on offer with this superb house. This property is particularly well-suited to those who are looking for a home in which there is easy means of living across one floor. Viewing is highly recommended to appreciate the full package on offer, with particular note to the overall space and excellent village location.

Lounge
17'8" x 11'4" (5.39 x 3.46)

Kitchen/Dining Room
22'4" x 17'8" (6.83 x 5.41)

Master Bedroom
8'6" x 13'0" (2.61 x 3.97)

Bedroom 2
8'6" x 10'0" (2.61 x 3.07)

Office/ Bedroom 3
7'5" x 8'4" (2.28 x 2.55)

Bathroom
5'1" x 7'1" (1.57 x 2.17)

Bedroom 4
7'7" x 13'1" (2.33 x 4.00)

Bathroom 2
6'11" x 4'11" (2.13 x 1.50)

Location
Set within the heart of the picturesque village of Luncarty, this property is a short walk away from all local amenities including a nearby shop and

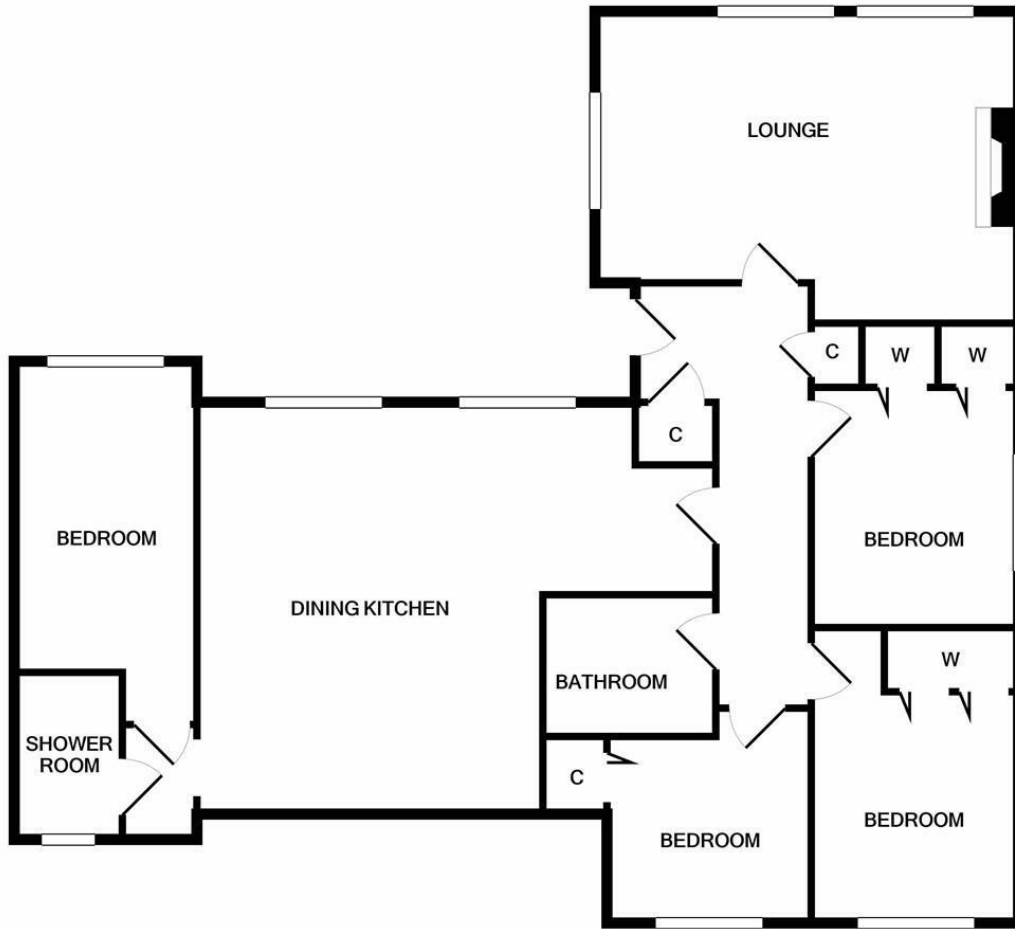
Luncarty Primary School, as well as being just a few minutes' drive away from all further amenities found in Perth City Centre which lies 4 miles South. A regular bus route is available on the Main Street of the village for routes into Perth and the A9 carriageway is perfect for the commuter looking for quick access into Glasgow, Edinburgh & Inverness in all directions.





- Detached 4 Bedroom Bungalow On A Great Sized Plot
- Large Modern Kitchen/Dining Area
- Move In Condition
- Great Sought After Village Location
- Close To All Local Amenities Including Luncarty Primary School
- Spacious Accommodation Throughout
- Multi-Fuel Burning Stove
- Driveway For 3 Cars
- MUST VIEW





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