

Simple Approach



Estate Agents



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

**Offers over £314,950**



Simple Approach are delighted to welcome this immaculately presented, newly refurbished 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 en-suite shower room and a family bathroom with fitted bath. The accommodation has overall been tastefully decorated in neutral tones throughout and combined with modern warm carpeting for added comfort. Buyers must view this property in order to appreciate the quality of home and location on offer.

**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 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)

**En Suite**

12'3" x 5'6" (3.74 x 1.70)

**Storage**

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

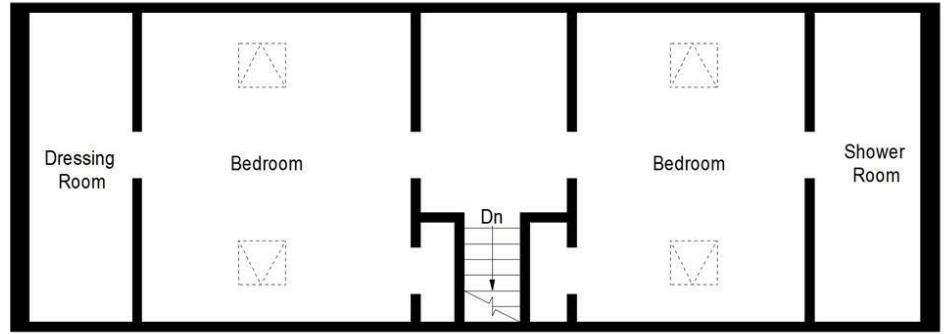
**Location**



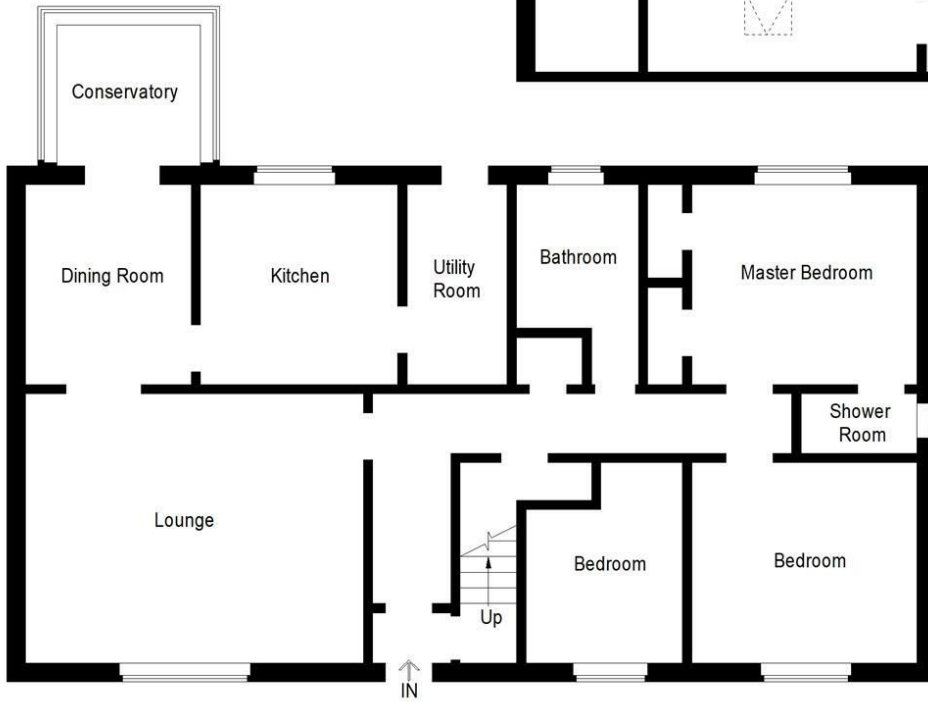


- Beautifully Presented Property
- Newly Refurbished Throughout
- Brand New Oil Central Heating System Installed
- 5 Double Bedrooms, Two with En-suites
- Large Driveway With Single Garage
- Ideal Village Location
- Close to All Local Amenities
- Fully Enclosed Rea Garden





First Floor



Ground 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>		65	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		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>			
(55-68) <b>D</b>		58	68
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	