

Simple Approach



**1 Marshall Place, Perth  
Perthshire PH1 3UU**

**Offers over £178,000**

Simple Approach are delighted to welcome this beautifully presented Bungalow on Marshall Place 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 with a front garden set back from the road and a fully enclosed garden to the rear. Each living space has been tastefully decorated throughout, with the owners taking great care to bring the property to a good standard throughout. Set across the one floor, this property comprises a bright and spacious lounge, an attractive fitted kitchen with ample space for freestanding appliances, three bedrooms and a large family bathroom with a shower over the bath. 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, Viewing is highly recommended to appreciate the full package on offer, with particular note to the overall space and excellent village location.

**Lounge**

13'3" x 13'3" (4.06 x 4.04)

**Kitchen/Dining Room**

13'5" x 11'11" (4.11 x 3.64)

**Master Bedroom**

10'1" x 10'11" (3.08 x 3.35)

**Bedroom 2**

10'0" x 6'0" (3.06 x 1.84)

**Bedroom 3**

10'0" x 10'10" (3.07 x 3.31)

**Family Bathroom**

5'0" x 6'5" (1.54 x 1.97)

**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 Family Home
- Enclosed Rear Garden
- LPG Heating
- Ideal, Peaceful Village Location
- Driveway For One Car
- Large Larder Fridge Freezer Included in Sale
- Three Double Bedrooms
- Large Kitchen/Diner





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	51	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	66	
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<b>Scotland</b>		EU Directive 2002/91/EC