

Simple Approach



Estate Agents



**34 The Crescent, Perth
Perthshire PH1 3EZ**

Offers over £107,000

Simple Approach are delighted to welcome this ideally located one bedroom mid-terraced bungalow in the every popular village of Luncarty to the Perthshire market. This great property comprises a lounge, kitchen, one good sized bedroom and bathroom. This fantastic property could not be better situated for its locality to all amenities and is within walking distance and a reputable Primary School. This property further benefits from a good sized enclosed rear garden. Viewing is highly recommended to appreciate the full package on offer, with particular note to excellent village location.

Kitchen

13'3" x 14'7" (4.04 x 4.45)

Bathroom

7'3" x 5'1" (2.23 x 1.55)

Bedroom

8'9" x 14'0" (2.67 x 4.28)

Entrance Hallway

15'2" x 3'11" (4.64 x 1.20)

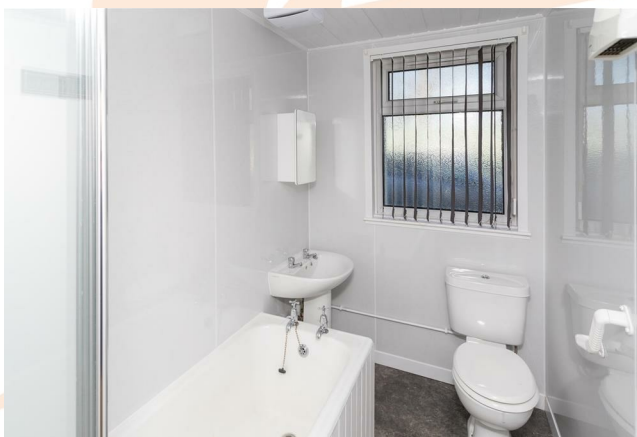
Lounge

9'10" x 13'11" (3.01 x 4.26)

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

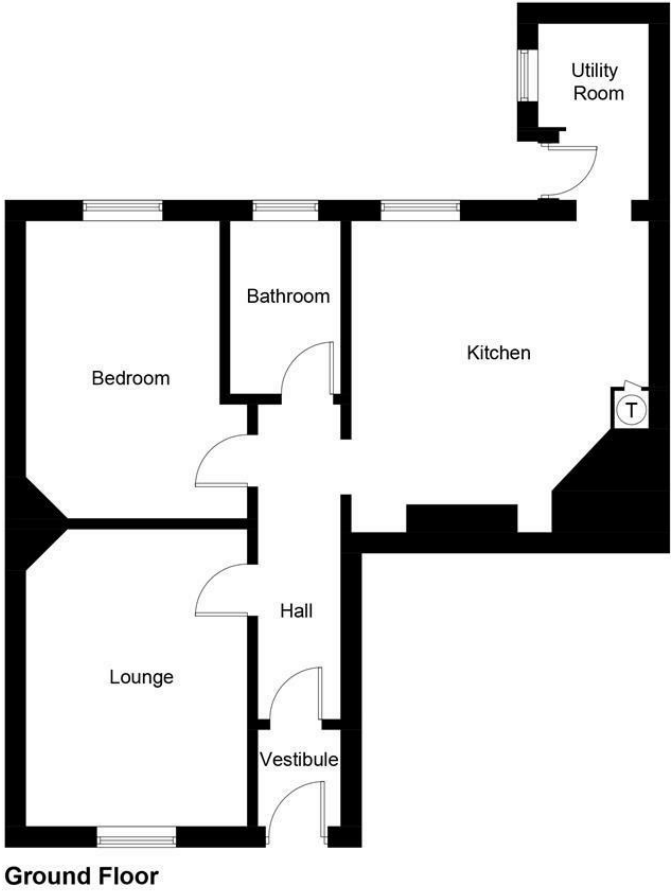
Centre which lies 4 miles South. A regular bus route is available on the Main Street of the village for routes into Perth and the motorway is perfect for the commuter looking for quick access into Glasgow, Edinburgh & Inverness.





- Good Sized Bedroom
- Great Sized Rear Garden
- Sought After Location
- Ample Street Parking
- Close To All Local Amenities
- Large Store Room and Garden Shed Included





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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Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC