

Simple Approach



**Meveroc Downhill, Luncarty  
Perthshire PH1 3ER**

**Offers over £189,950**

Simple Approach are delighted to welcome this well presented three bedroom, extended cottage in the ever desirable area of Luncarty to the Perthshire residential market. This charming family home benefits from lovely countryside views, oil central heating, double glazing and being set within a highly sought after village location. Downhill comprises; a welcoming entrance hall, a very stylish modern fitted kitchen with ample space for family dining, a bright and spacious lounge with a wood burning stove, providing the most pleasant and warm ambiance. There are three sizable bedrooms all of which benefit from useful fitted storage space and a master ensuite shower room and a further family bathroom completes this fantastic home. Externally this property enjoys a large driveway, outdoor decking to the rear of the property. Meveroc is ideally-placed to take advantage of nearby amenities such as a shop, hairdresser, primary school and regular bus route to and from Perth City Centre all without compromising the benefits of a tranquil village location, making it the ideal purchase for any growing family or couple looking for a well located home set across one accessible floor. Viewing is essential to appreciate the overall space and stunning location on offer.

### Lounge

16'0" x 17'5" (4.89 x 5.32)

### Entrance hallway

35'0" x 2'8" (10.69 x 0.83)

### Conservatory

11'10" x 7'0" (3.62 x 2.14)

### Bedroom

12'5" x 10'2" (3.81 x 3.11)

### Ensuite

2'10" x 9'3" (0.87 x 2.82)

### Kitchen

10'1" x 12'6" (3.09 x 3.83)

### Bedroom

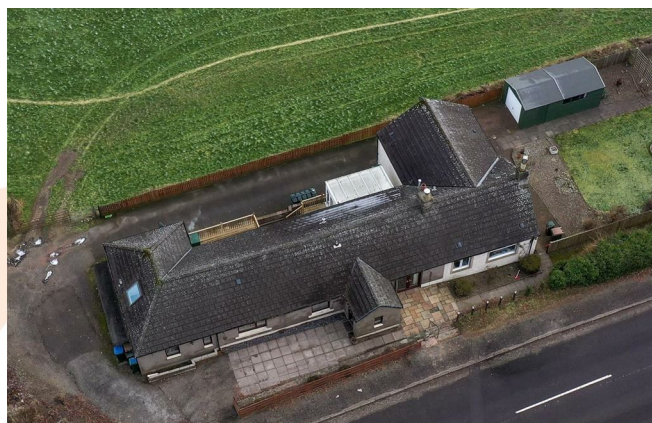
10'9" x 14'4" (3.29 x 4.37)

### Bedroom

8'5" x 7'5" (2.58 x 2.28)

### Bathroom

10'5" x 5'6" (3.18 x 1.70)

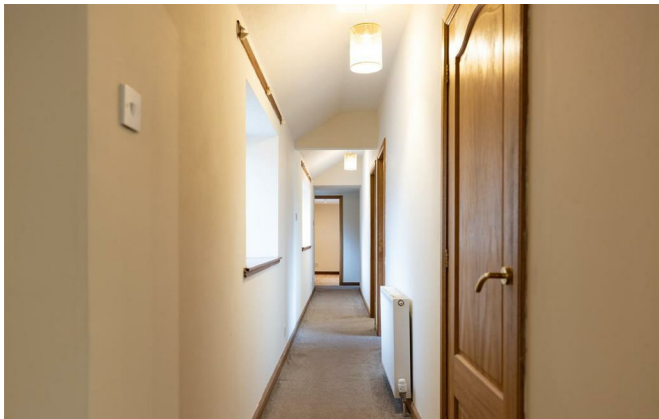


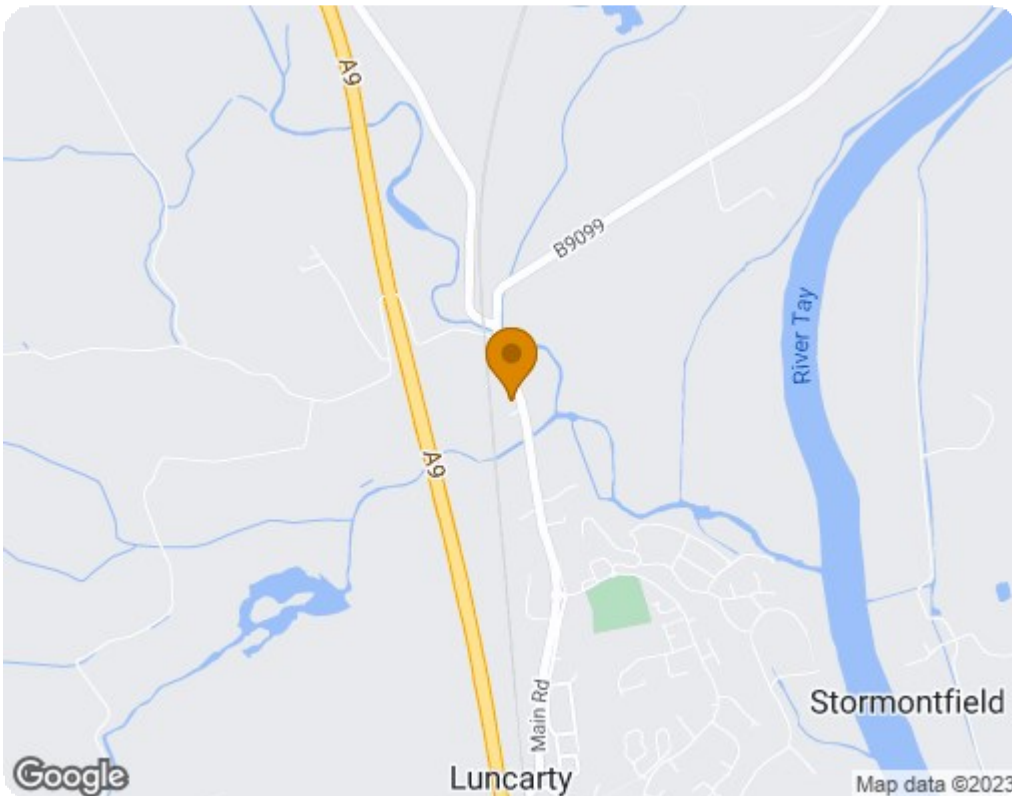
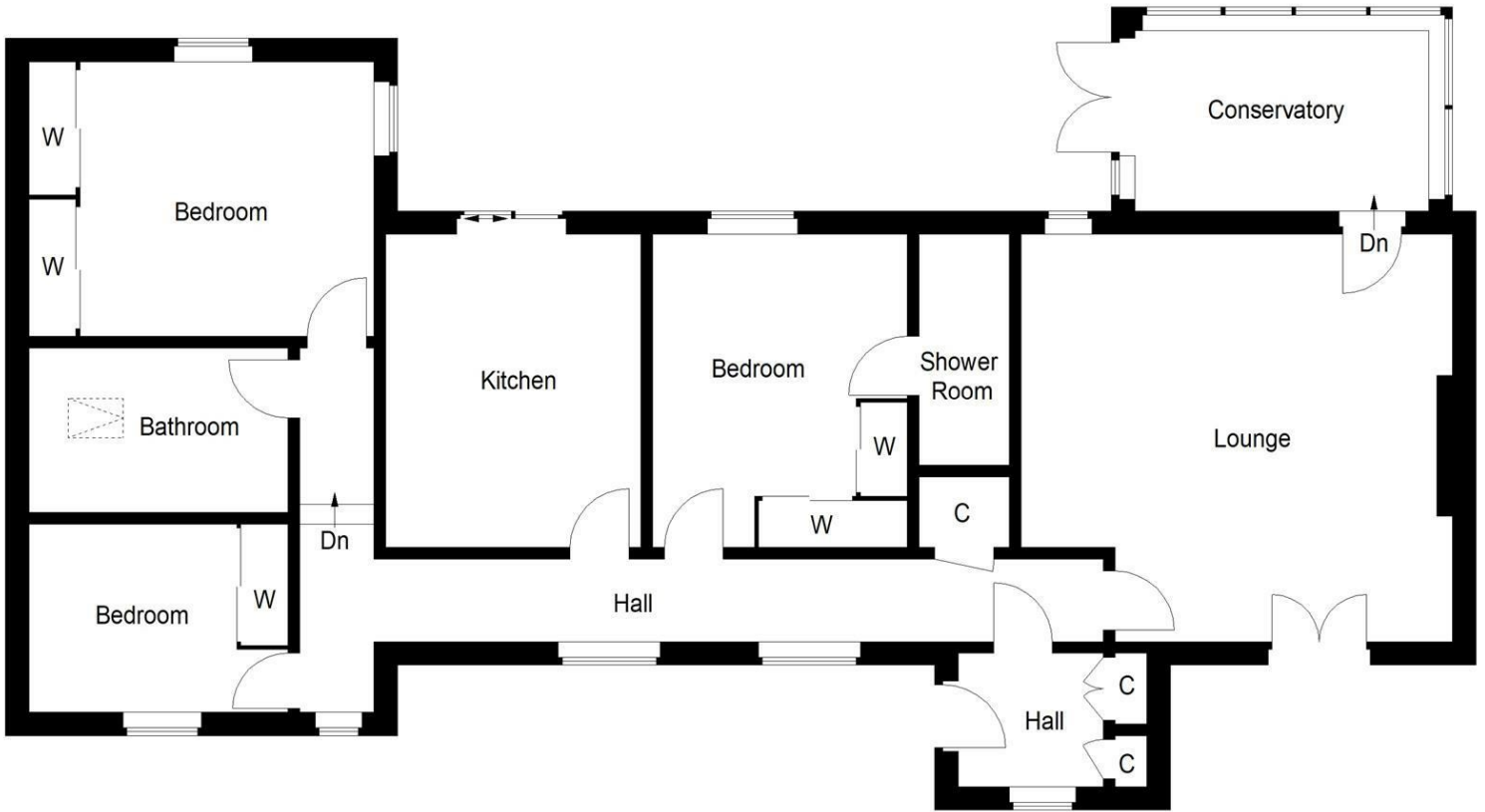


- Three Bedroom Semi Detached Cottage
- Generous Bedrooms With Master Ensuite
- Oil Central Heating & Double Glazing

- Very Stylish , Modern Fitted Kitchen
- Conservatory
- Highly Desirable Village Location

- Bright & Spacious Lounge With Wood Burning Stove
- Large Private Driveway
- Outdoor Decking Area Looking Onto Fine Scottish Countryside & The River Tay





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
Scotland 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>		<b>73</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>49</b>	
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
Scotland EU Directive 2002/91/EC		