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Leading Perthshire Estate Agency

1 Marshall Park, Luncarty, Perth, PH1 3FY

Offers Over £285,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

1 Marshall Park, Luncarty, Perth, PH1 3FY

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Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

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FREE Valuations



We're open 7 days a
week until 9pm



Registered Buyers



No obligation
mortgage advice



Conveyancing
Quotations



First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

Luncarty is a very desirable village which is ideally placed for accessing the A9 trunk route providing access to the North and South.

The village offers an extensive range of amenities including a fantastic nursery, beauty and hair salon, local pub, shop, restaurant and excellent primary school.





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Property Summary

We are delighted to bring to the market this spacious 4 bedroom detached villa situated in the popular area of Luncarty.

This property is the ideal family home with practical and versatile rooms set over 2 levels.

There is a spacious entrance hall that welcomes you into the property with an under-stair cupboard for storage and a w/c for convenience.

A bright and spacious lounge offers a space to relax with a bay window to front that allows natural light in.

Another sitting room offers views and access to the rear garden and can be used as a dining room.

A generously sized kitchen is located to the rear with built in appliances and space for a dining table and chairs. There is also a utility room which gives access to the side of the property and the internal garage.

Upstairs there are 4 bedrooms, 3 of which are doubles with built in storage with the principal bedroom benefitting from an en-suite shower room and a walk-in wardrobe. A family bathroom completes the property.

Off-street parking is provided by a driveway which leads to a single garage.

The rear garden is fully enclosed with timber fencing with an easy to maintain lawn. It's a black canvas so can be made into area to dine and host in the summer months.



Key property features

- ✓ 4 bedrooms
- ✓ Principal en-suite
- ✓ Ideal for a family
- ✓ Close to all local amenities
- ✓ Popular residential area
- ✓ Chain free
- ✓ Good sized garden
- ✓ 2 Sitting rooms
- ✓ Utility room
- ✓ Single garage













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some trees. The entire image is covered with a semi-transparent blue overlay. The text is centered in the upper half of the image.

Have a property to sell?

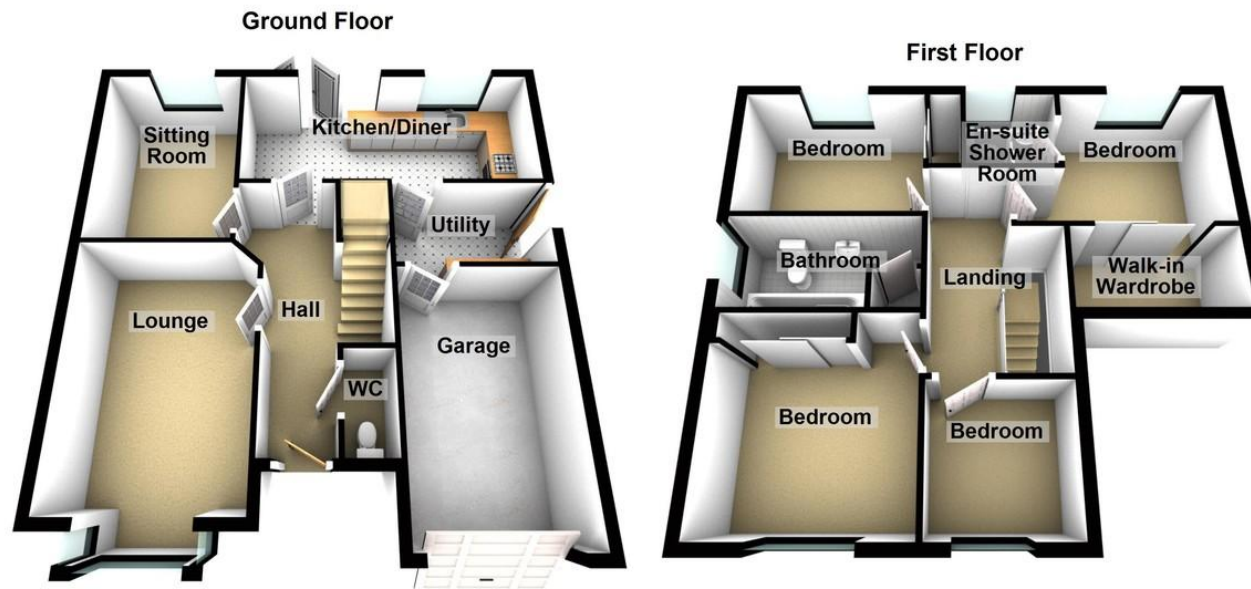
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room sizes

HALL

LOUNGE

17' 6" x 11' 1" (5.33m x 3.38m)

SITTING/DINING ROOM

12' 2" x 9' 0" (3.71m x 2.74m)

KITCHEN/DINER

17' 7" x 8' (5.36m x 2.44m)

UTILITY ROOM

9' 6" x 6' 1" (2.9m x 1.85m)

W/C

5' 8" x 2' 5" (1.73m x 0.74m)

LANDING

BEDROOM

13' 6" x 11' 5" (4.11m x 3.48m)

ENSUITE

6' 2" x 4' 9" (1.88m x 1.45m)

WALK-IN CLOSET

6' 2" x 4' 9" (1.88m x 1.45m)

BEDROOM

10' 7" x 9' 3" (3.23m x 2.82m)

BEDROOM

12' 3" x 10' 2" (3.73m x 3.1m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

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