



20 Coats Drive, Luncarty, PH1 3FD
Offers over £284,000

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20 Coats Drive Luncarty, PH1 3FD

- Supberb detached villa
- Large dual-aspect living room
- LPG gas central heating
- Wealth of parking & garage
- Presented in first class condition
- 4 bedrooms 1 en-suite
- Modern kitchen
- Double glazing
- Generous rear garden
- CCTV & Home Security System

Presented in superb condition, this stunning 4 bedroom detached villa enjoys a quiet position within the popular Perthshire village of Luncarty – just a 5 minute drive from Perth. Tastefully styled and decorated in light, neutral tones throughout, this fantastic family home also features double glazing, LPG gas central heating, double glazing, a wealth of off-street parking, great storage space and a generous, family-friendly garden to the rear. It's a beaut!

On the ground floor there is an entrance hallway, a large dual-aspect living room incorporating space for dining, a modern kitchen, separate utility room and a handy downstairs WC. On the first floor there is a family bathroom, a generous master bedroom with its own en-suite shower room and three additional bedrooms. To the front of the property there is an area of stone chips and a double-width driveway providing parking for upto four cars and which also leads to the garage equipped with power and lighting. The garden to the rear is a great size and fence-enclosed. It features an area of lawn, a slabbed patio and stone chips to the borders.

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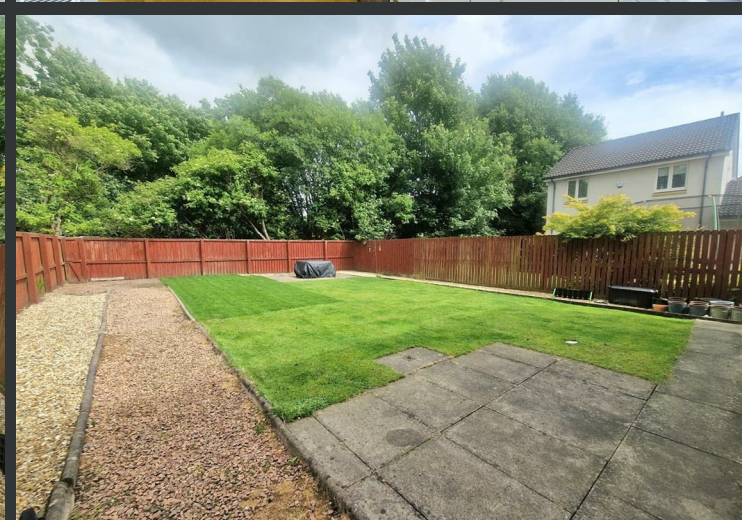
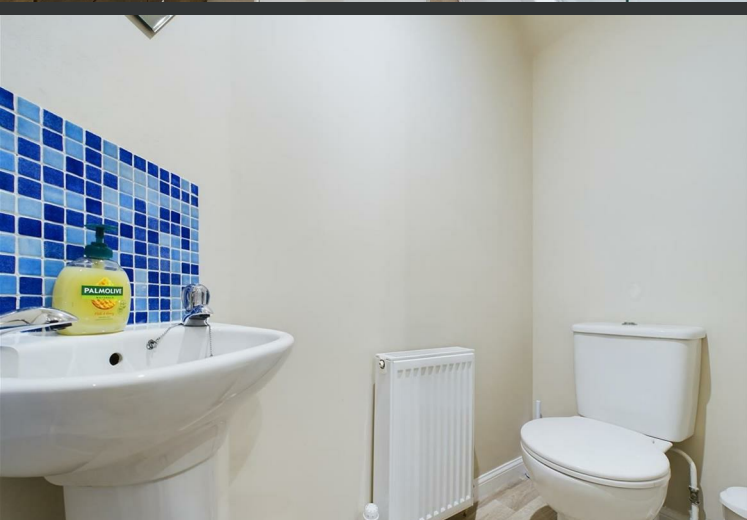


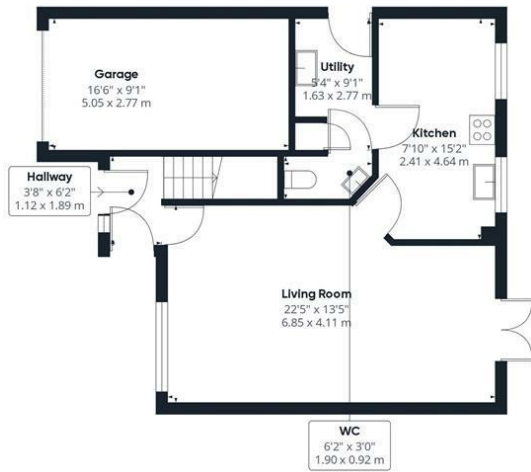


Location

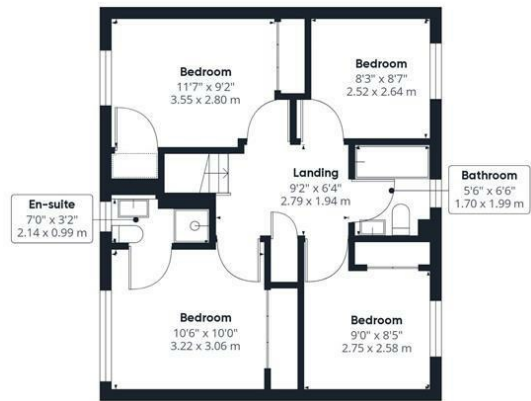
The village of Luncarty has excellent amenities including shops, primary school, plus a hair and beauty salon. There are regular bus routes to Blairgowrie and Perth City Centre where all aspects of modern day life can be found including leisure facilities. The nearby A9 and dual-carriageway network give easy access to destinations across the country. There are also a number of picturesque walks within the village itself including along the banks of the famous River Tay.







Ground floor



Floor 1

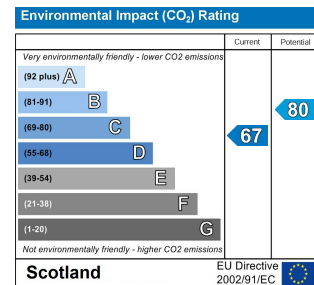
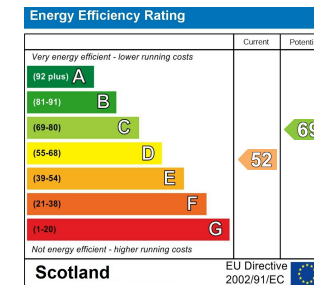
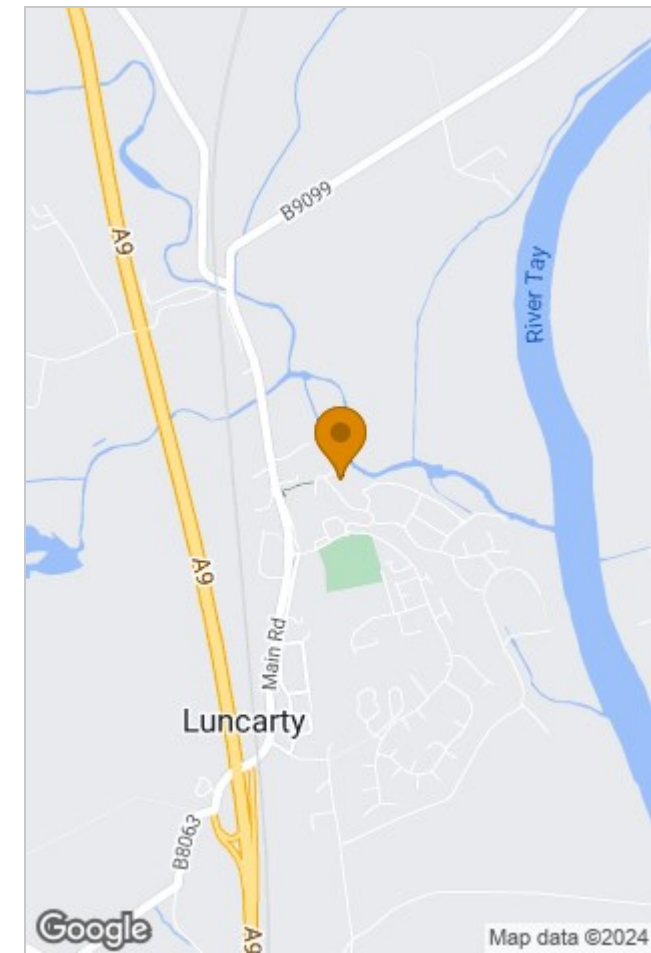


Approximate total area¹⁾
1206.2 ft²
112.06 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

