



34 Coats Drive, Luncarty, PH1 3FD
Offers over £279,950

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34 Coats Drive Luncarty, PH1 3FD

- Detached family villa
- Large corner plot
- Gas central heating
- Ample storage space
- Large dual-aspect living room
- 4 bedrooms 1 en-suite
- Very private rear garden
- Double glazing
- Quiet cul-de-sac location
- Dining kitchen

Welcome to this well-appointed detached family villa located on Coats Drive in the picturesque village of Luncarty. This property boasts a spacious layout with a large dual-aspect living room, four bedrooms, and two bathrooms, providing ample space for comfortable living.

Situated on a large corner plot, this house offers parking for up to three vehicles, making it convenient for you and your guests. The property features bright and generous accommodation, perfect for creating a warm and inviting atmosphere for your family and friends. One of the highlights of this home is the very private rear garden, ideal for relaxing outdoors or hosting gatherings in a peaceful setting. The quiet cul-de-sac location adds to the tranquillity of the surroundings, ensuring a serene living experience. With plenty of storage space available, you can easily keep your belongings organised and maintain a clutter-free environment.

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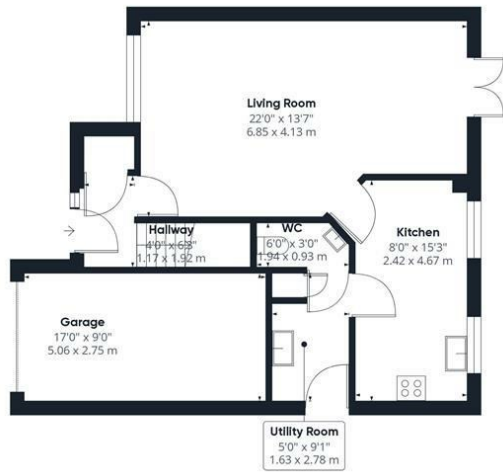


Location

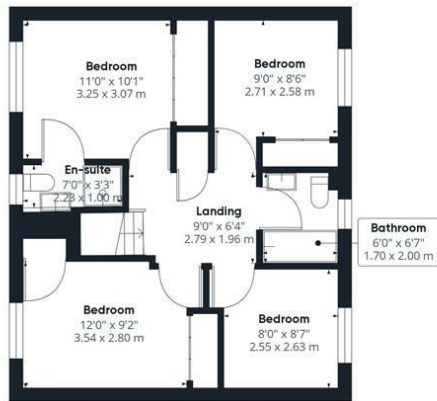
The village of Luncarty has excellent amenities including shops, primary school, plus a hair and beauty salon. There are regular bus routes to Blairgowrie and Perth City Centre where all aspects of modern day life can be found including leisure facilities. The nearby A9 and dual-carriageway network give 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

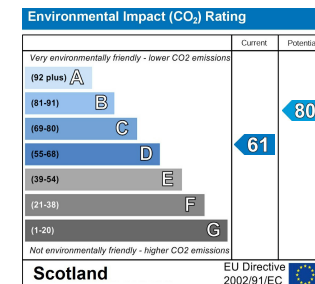
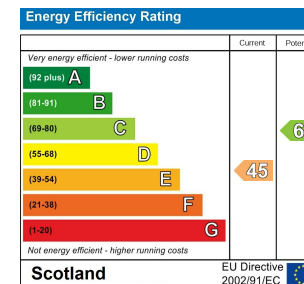
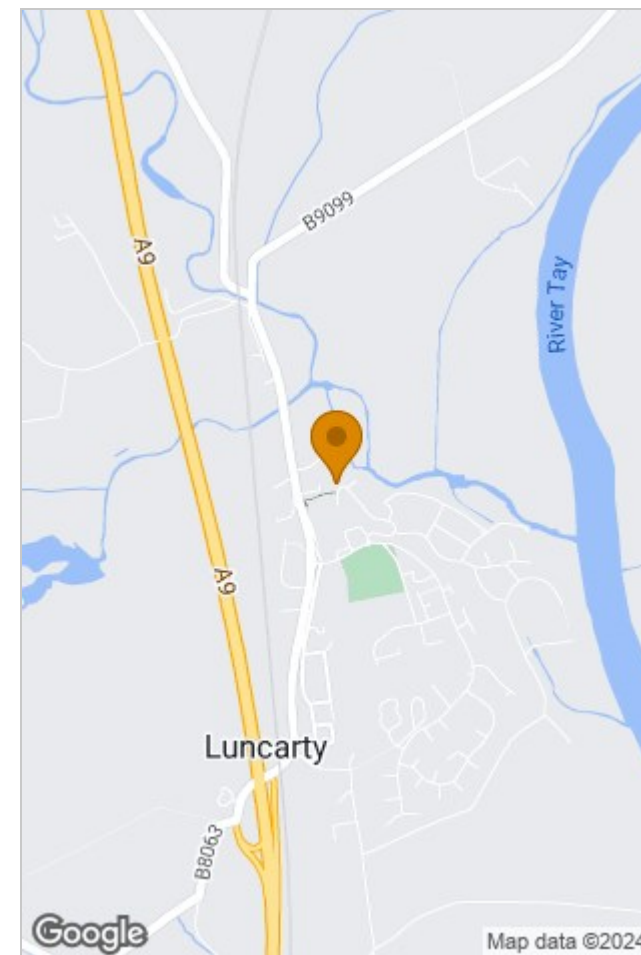


Approximate total area⁽¹⁾
 1235.91 ft²
 114.82 m²

(1) 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.

