



**Premier  
Properties**  
Perth



## 7 Maxtone Court, Perth, PH1 3FF Offers Over £365,000

 5  2  1  D

Luncarty provides good local amenities including a general store, hairdresser, bowling club and football club, as well as a regular bus service between the village and the surrounding areas. The Inveralmond roundabout is just a short drive away, providing easy commuting to all major cities in the central belt and access to the city of Perth.

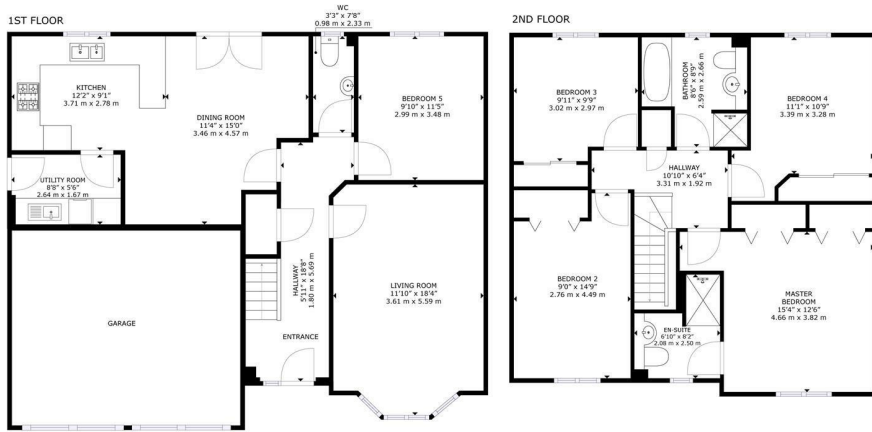
The property is presented in excellent condition and provides spacious accommodation over two levels comprising mainly of: entrance hall, lounge, bedroom, kitchen/dining room, utility room and toilet on the ground floor level. A fully carpeted staircase leads to the landing and onto the master bedroom with en suite shower room, three further bedrooms and family bathroom.

Warmth is offered through LPG heating and the windows are double glazed throughout.

To the front of the house, a mono-blocked driveway providing off street parking leads to a detached double garage with twin up and over doors, lighting and power. To the rear, the garden is fully enclosed mainly laid to lawn with a patio area ideal for sitting outdoors to appreciate the privacy of this beautiful garden.

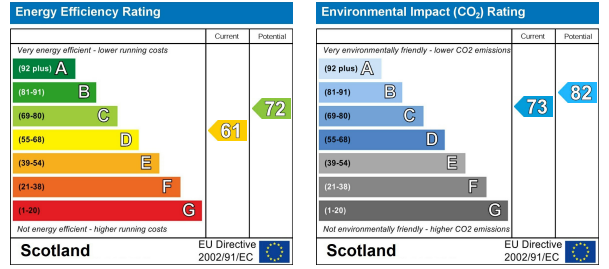
- 5 Bedrooms
- Desirable Area
- Double Garage
- Double Glazing
- Driveway
- Front & Rear Gardens
- Immaculately Presented
- LPG Central Heating
- Move In Condition





**7 Maxtone Court, Luncarty PH1 3FF**

GROSS INTERNAL AREA  
 1ST FLOOR: 805 sq. ft., 75 m<sup>2</sup> | 2ND FLOOR: 776 sq. ft., 72 m<sup>2</sup>  
 TOTAL: 1,581 sq. ft., 147 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 of representation 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 any representation or warranty in respect of the property.