

Simple Approach



Estate Agents



**16 Marshall Gardens, Perth
PH1 3YX**

Offers over £227,000

Simple Approach are delighted to welcome this bright and spacious detached family home on Marshall Gardens to the residential market of Perthshire. Set in the heart of the ever desirable village of Luncarty, just North of the City of Perth this lovely property could not be better located for its nearby amenities without compromising the benefits of a tranquil cul-de-sac location within a picturesque, semi-rural setting. This property offers any first time buyer or growing family ample living space across two floors, comprising a front-facing lounge, a fitted kitchen with ample room for family dining, three double bedrooms (one on the ground floor), a shower room and a further family bathroom with shower over bath facility. This beautiful villa boasts sought-after features such as Space Storage Heaters (1 year old), double glazing, a well maintained garden to the front and rear and a good-sized private driveway, Marshall Gardens is a must view to appreciate the home on offer and the idyllic location.

Entrance Hallway

10'11" x 10'6" (3.35 x 3.22)

Lounge

8'8" x 13'6" (2.66 x 4.14)

Bedroom

8'8" x 7'9" (2.65 x 2.38)

Shower Room

4'9" x 6'4" (1.46 x 1.94)

Kitchen

18'2" x 6'9" (5.54 x 2.08)

Bedroom

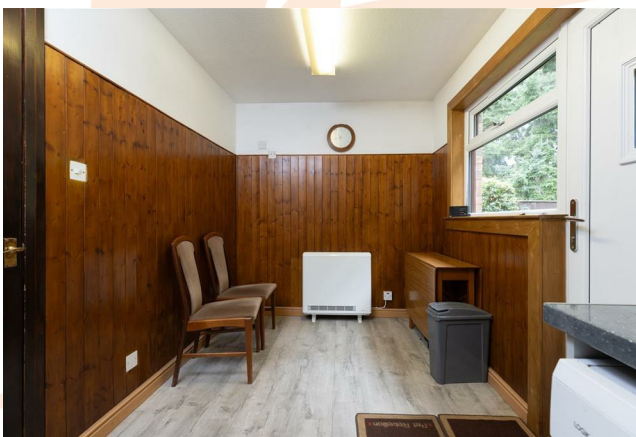
11'5" x 11'11" (3.49 x 3.65)

Bedroom

7'10" x 11'11" (2.40 x 3.65)

Bathroom

5'8" x 6'0" (1.73 x 1.84)



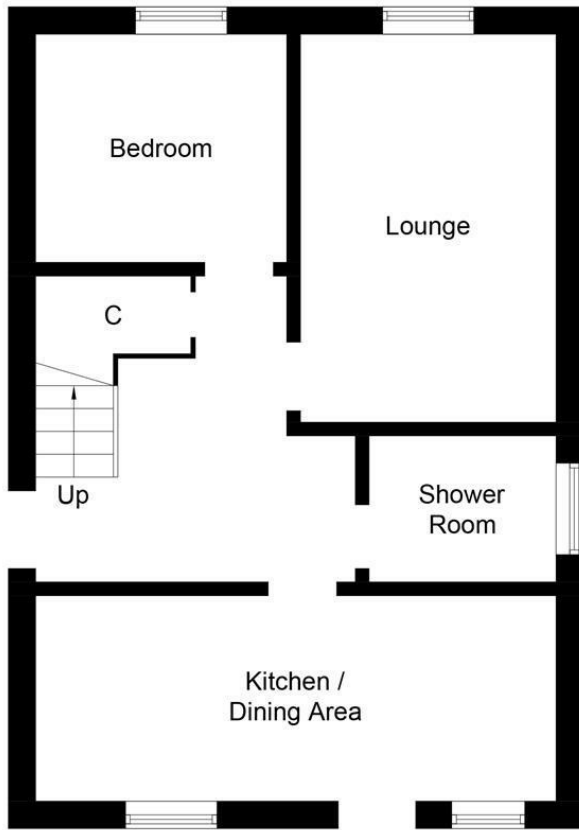


- Three Double Bedroom Villa
- Quiet Cul-De-Sac Location

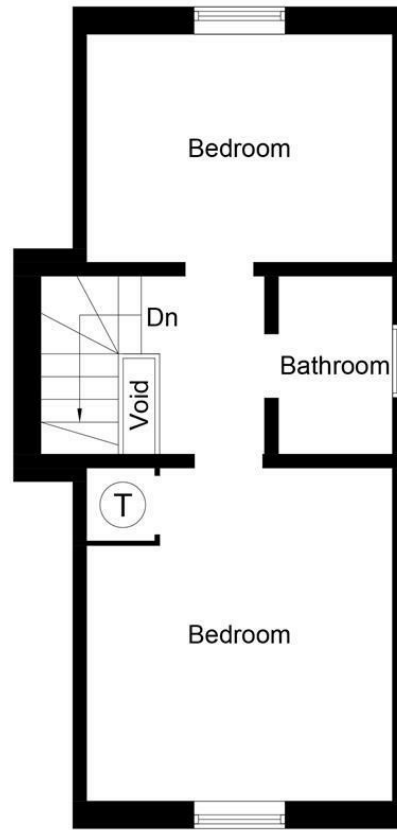
- Sought After Village Location
- Easily Maintained Gardens

- Private Large Driveway
- Close To A Very Sought After School and Local Shop

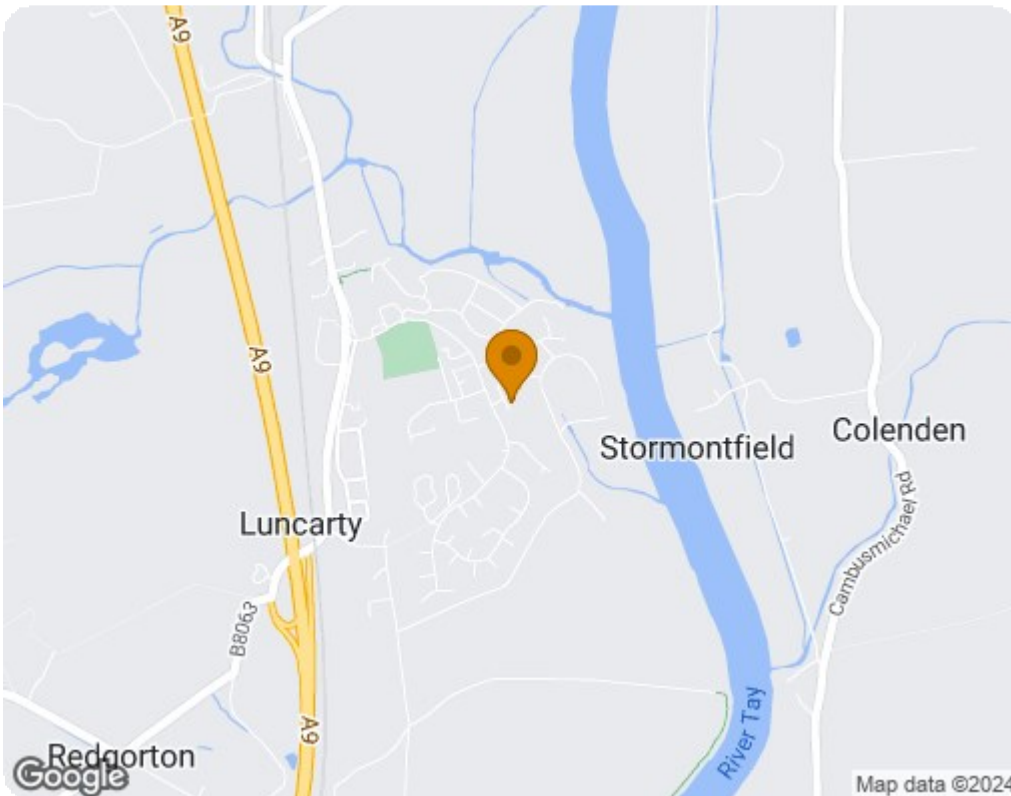




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		61
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC