

Simple Approach



**Ardblae, Tayview , Perth  
Perthshire PH1 3HE**

**Offers over £399,950**

Simple Approach are excited to welcome this very special, beautifully presented detached bungalow on Tayview to the Perthshire market. Set on the outskirts of the desirable village of Luncarty this property is ideally-placed to take advantage of nearby amenities such as a shops, hairdresser, primary school and regular bus route to and from Perth City Centre without compromising the benefits of a tranquil village location, not forgetting being set only minutes away from the picturesque River Tay. This property lends itself to a wide range of buyers including first time buyers, growing families and mature buyers looking for easy living across one floor. Comprising of a bright and very spacious lounge with fireplace and large windows creating a welcoming ambience, a stylish modern fitted kitchen with built-in appliances and ample space for family dining, WC and a useful utility room. This property further enjoys four sizable bedrooms with master ensuite and built-in wardrobe, along with a further chic family bathroom. Externally this lovely family home sits on a generous plot of land with a large private driveway suitable for multiple cars, a substantial private rear garden which has been very well maintained by the current owners and a large double garage. Viewing is essential to appreciate the full package on offer, as well as the highly sought-after village location.

**Lounge**

19'2" x 15'6" (5.85 x 4.73)

**Kitchen**

22'10" x 13'3" (6.98 x 4.06)

**Entrance Hallway**

11'5" x 22'8" (3.50 x 6.93)

**Utility**

11'4" x 5'5" (3.47 x 1.66)

**W/C**

3'5" x 5'5" (1.05 x 1.66)

**Bedroom**

11'5" x 12'11" (3.50 x 3.96)

**En-Suite**

4'3" x 5'3" (1.30 x 1.61)

**Bedroom**

9'4" x 12'11" (2.85 x 3.94)

**Bedroom/Office**

9'3" x 7'9" (2.84 x 2.37)

**Bedroom**

8'0" x 11'4" (2.46 x 3.47)

**Bathroom**

9'3" x 8'2" (2.82 x 2.50)

**Entrance Vestibule**

5'2" x 2'9" (1.59 x 0.86)





- Sizable Detached Bungalow Only A One Minute Walk Away From The River tay
- Highly Sought After Village Location
- High Quality Fixtures And Fittings Throughout
- Four Double Bedrooms
- Pristine Move-In Condition
- Oil Central Heating And Double Glazing
- Generous Plot
- Private Driveway And Double Garage



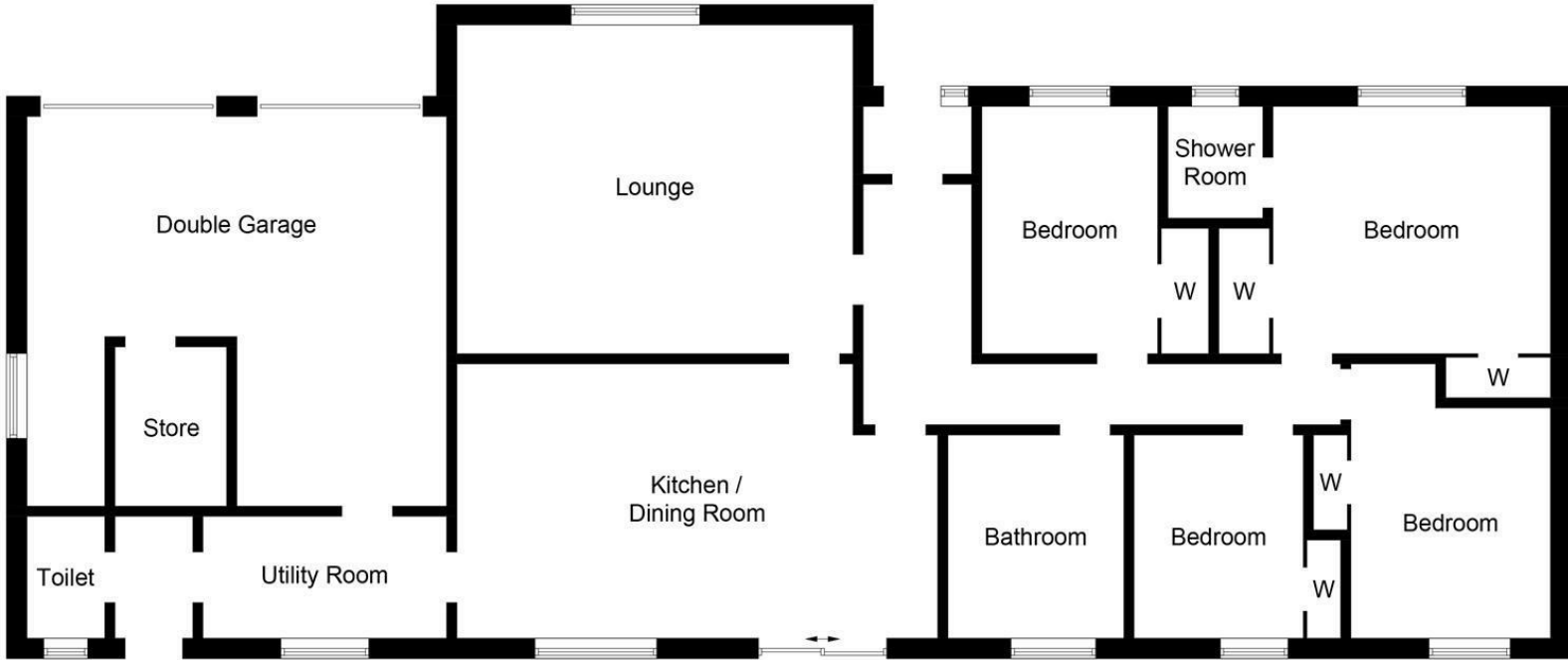


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1009459)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>76</b>
	<b>62</b>	
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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		<b>69</b>
	<b>53</b>	
EU Directive 2002/91/EC		
Scotland		