

Simple Approach



**3 Woodside, Perth  
PH1 3HF**

**Offers over £158,000**



Set within one of the most desirable villages in Perthshire, this very well presented, semi detached house offers spacious accommodation set across two floors. Located in the heart of Luncarty, this lovely home could not be better situated to take advantage of all local amenities along with being just a short distance away from Perth City Centre. Woodside enjoys stylish interior throughout, comprising of; a bright front facing lounge, a stylish fitted kitchen with breakfast bar feature, a rear sun room, two generous bedrooms both of which have fitted wardrobes and a fresh white bathroom. Practical attributes include a large private driveway, electric heating, double glazed windows and a well manicured private rear garden. This stunning home is the ideal purchase for any first time buyer, small family or couple seeking a well located house in great move in condition throughout. Viewing is highly recommended to appreciate the fantastic property on offer here at Woodside, Luncarty.

#### Lounge

9'2" x 18'5" (2.81 x 5.63)

#### Kitchen

12'0" x 7'4" (3.68 x 2.25)

#### Conservatory

6'2" x 8'1" (1.88 x 2.48)

#### Bedroom One

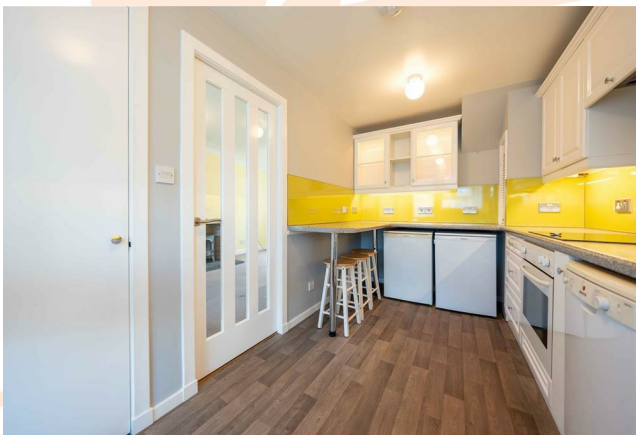
8'10" x 12'9" (2.71 x 3.91)

#### Bedroom Two

9'9" x 9'3" (2.98 x 2.83)

#### Bathroom

6'0" x 6'0" (1.83 x 1.83)







- Semi Detached House
- Electric Heating & Double Glazing
- Large Private Driveway
- Highly Sought After Village Location
- Stylish Fitted Kitchen
- Well Manicured Rear Garden
- Two Generous Bedrooms
- Bright & Spacious Lounge







| Energy Efficiency Rating                                   |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i>         |   |           |
| (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>  |   |           |
| <i>Not energy efficient - higher running costs</i>         |   |           |
| <b>Scotland</b>  | EU Directive 2002/91/EC  |           |
| Environmental Impact (CO <sub>2</sub> ) Rating             |   |           |
|  | Current   | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> |   |           |
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| (81-91) <b>B</b>   |   |           |
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