

Simple Approach



**Downhill Cottage , Perth
Perthshire PH1 3ER**

Offers over £183,000

Downhill Cottage , Perth, Perthshire PH1 3ER

Simple Approach are delighted to welcome this well presented, semi detached bungalow in the ever desirable village of Luncarty to the Perthshire residential sales market. This charming property comes to the market in excellent move in condition throughout comprising of a welcoming entrance, bright and spacious lounge, fitted kitchen, two generous bedrooms and a fresh white shower room. Down Hill is ideally-placed to take advantage of nearby amenities such as a shop, hairdresser, primary school and regular bus route to and from Perth City Centre all without compromising the benefits of a tranquil village location, making it the ideal purchase for any small family or couple looking for a well located home set within one of Perth's most sought after villages. Practical Attributes include oil fired heating, double glazing, a driveway and garage along with a stunning private rear garden. Viewing is essential to appreciate the overall space and stunning location on offer here at Down Hill, Luncarty.

Lounge

16'0" x 10'0" (4.88 x 3.07)

Kitchen

14'1" x 7'3" (4.30 x 2.21)

Bedroom

10'9" x 9'4" (3.30 x 2.87)

Bedroom

10'9" x 9'4" (3.30 x 2.87)

Shower Room

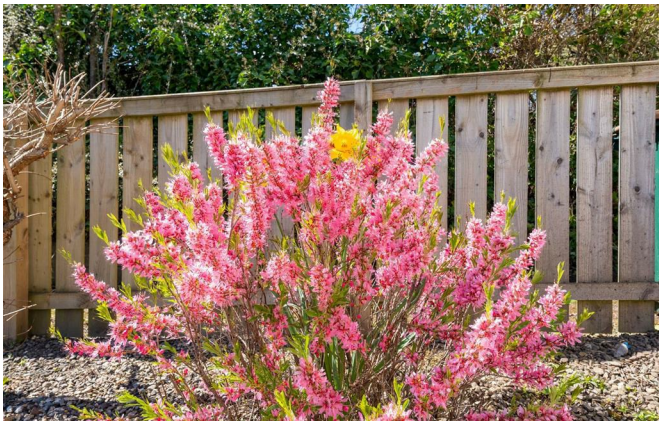
5'4" x 7'1" (1.64 x 2.17)

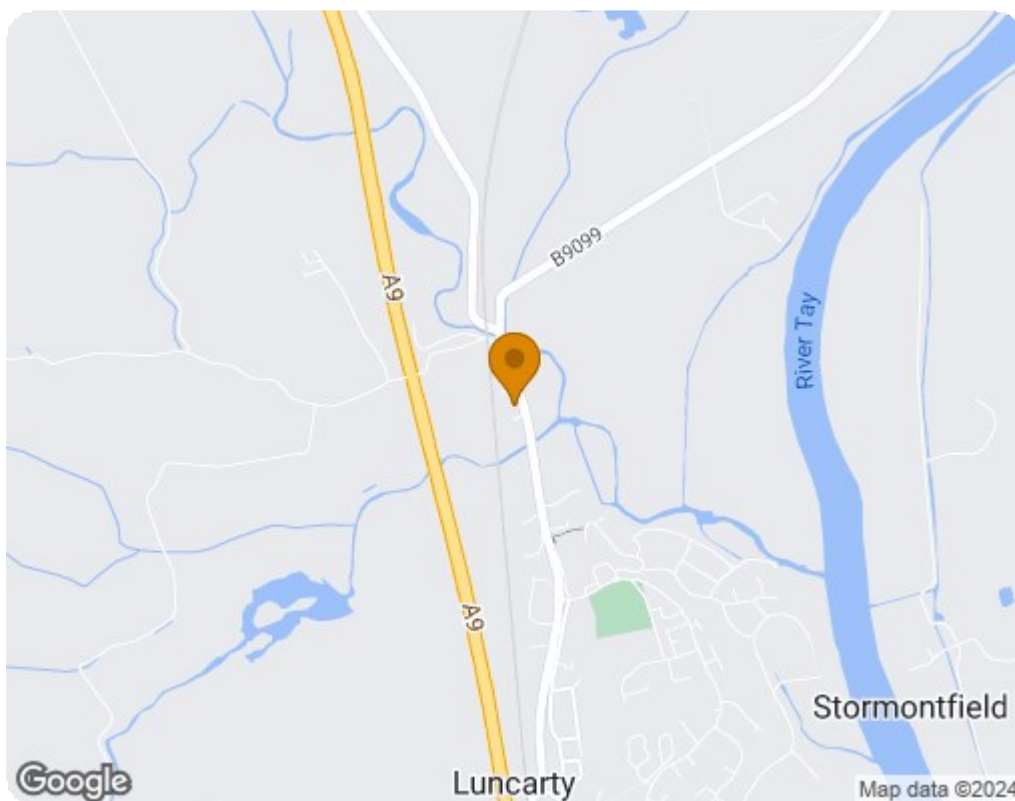
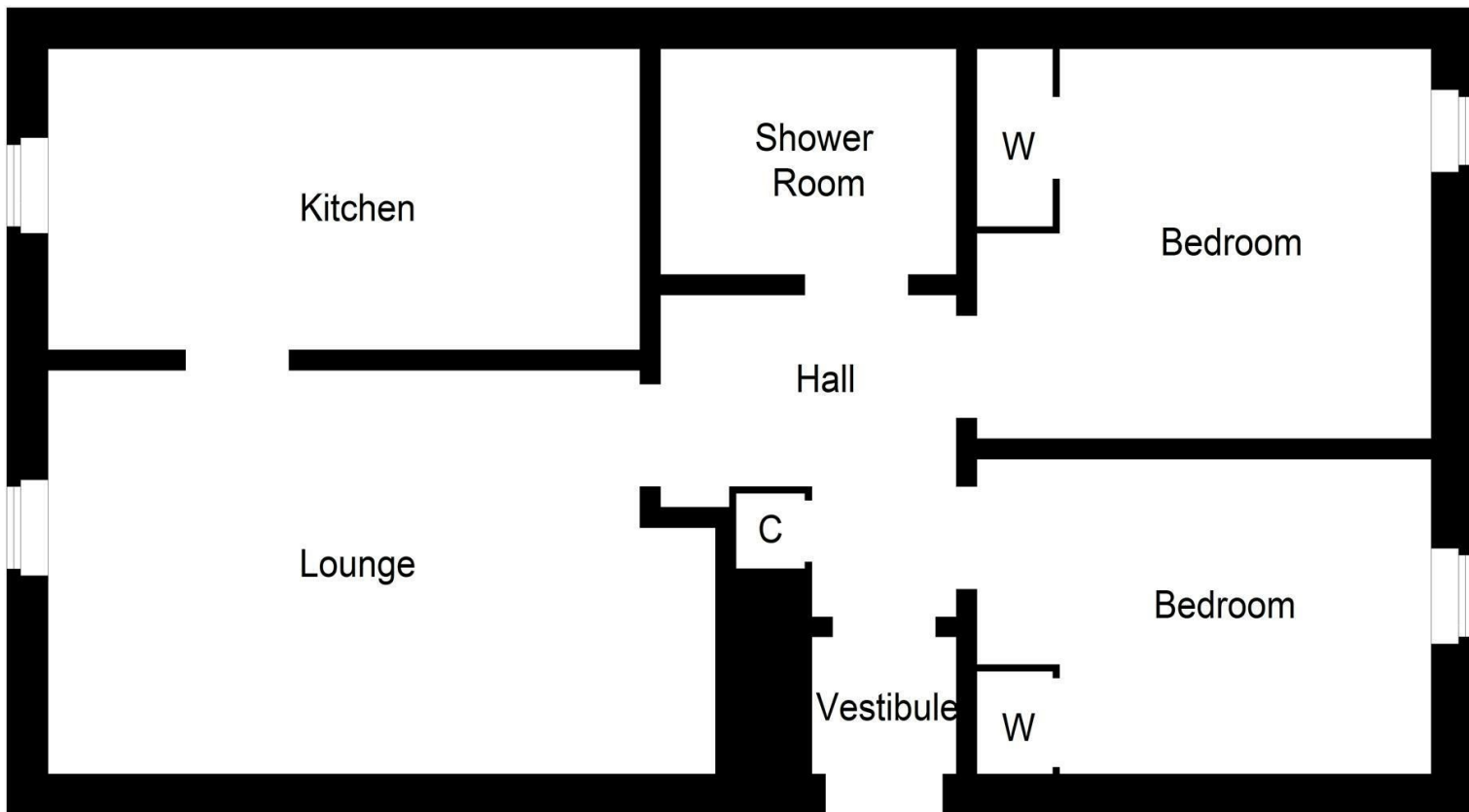



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- Semi Detached Bungalow
- Bright Front Facing Lounge
- Well Presented Throughout
- Highly Sought After Village Location
- Stunning Private Rear Garden
- Oil Fired Heating & Double Glazing
- Two Generous Bedrooms
- Garage





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