

Simple Approach



8 Coats Drive, Perth  
PH1 3FD

Offers over £233,500

Simple Approach are delighted to welcome this immaculately presented semi-detached family home on Coats Drive to the Perthshire residential sales market. Set within the highly sought-after village of Luncarty this property could not be better situated for its close proximity to all high street shopping found in Perth just a short drive away as well as more local amenities found in the village itself such as a shop, salon and the reputable Luncarty Primary School to name just a few. This stunning home is the ideal purchase for any growing family or first time buyers seeking a well located home in great move in condition throughout. Coats Drive offers spacious accommodation set across two floors, comprising a bright front facing lounge, an attractive open plan modern fitted kitchen / dining area, a downstairs WC, three generous bedrooms and a chic family bathroom.

This modern build property boasts sought-after features such as LPG heating, double glazing, a private driveway, single garage and a well manicured garden to the rear, making it the perfect home for a wide range of buyers looking for an excellent home in one of Perthshire's most sought after areas.

**Lounge**

15'10" x 12'2" (4.85 x 3.73 )

9'2" x 6'3" (2.80 x 1.93)

**Kitchen / Diner**

15'7" x 9'6" (4.75 x 2.90)

**Downstairs WC**

5'9" x 2'11" (1.77 x 0.91 )

**Bedroom One**

10'5" x 8'11" (3.19 x 2.72 )

**Bedroom Two**

8'10" x 10'3" (2.70 x 3.13 )

**Bedroom Three**

10'0" x 6'5" (3.07 x 1.98)

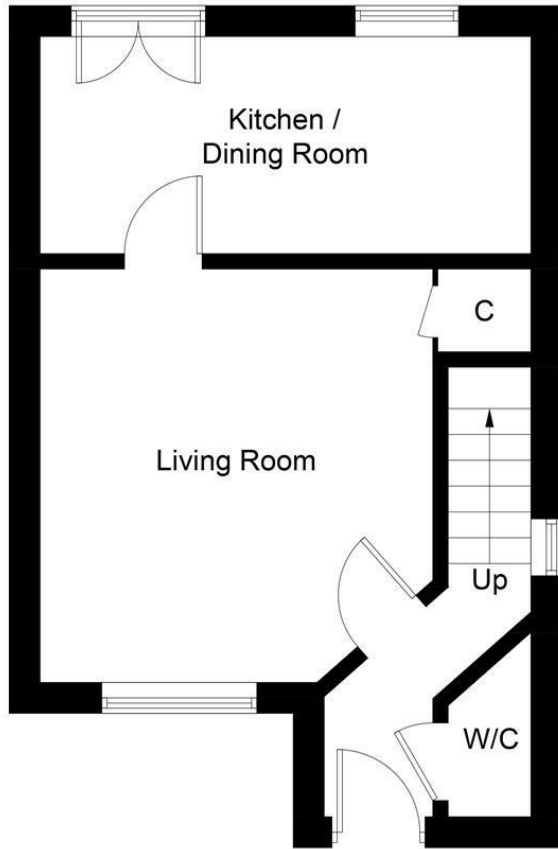
**Bathroom**



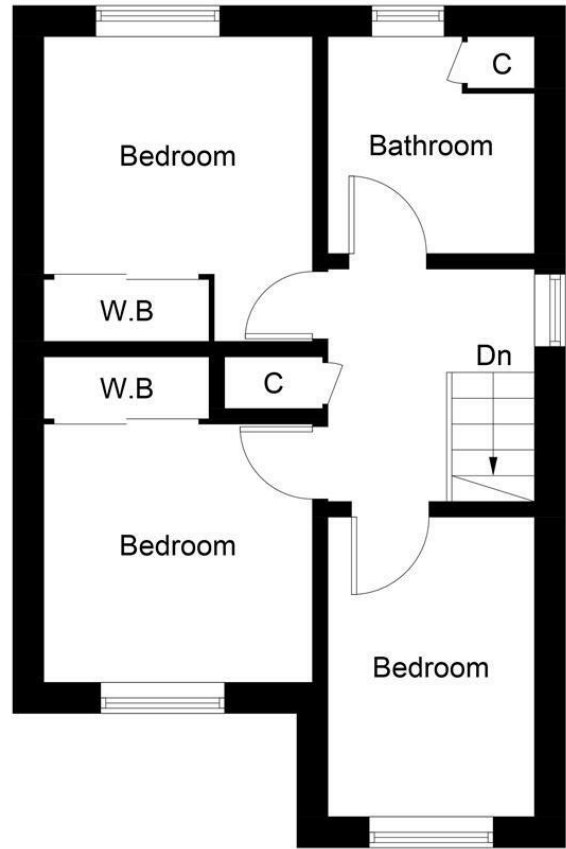


- Beautifully Presented Semi Detached House
- Bright & Spacious Lounge
- LPG Heating & Double Glazing
- Three Generous Bedrooms (Two Of Which Have Fitted Wardrobes)
- Downstairs WC
- Private Driveway & Single Garage
- Attractive Open Plan Kitchen / Diner
- Highly Sought After Village Location



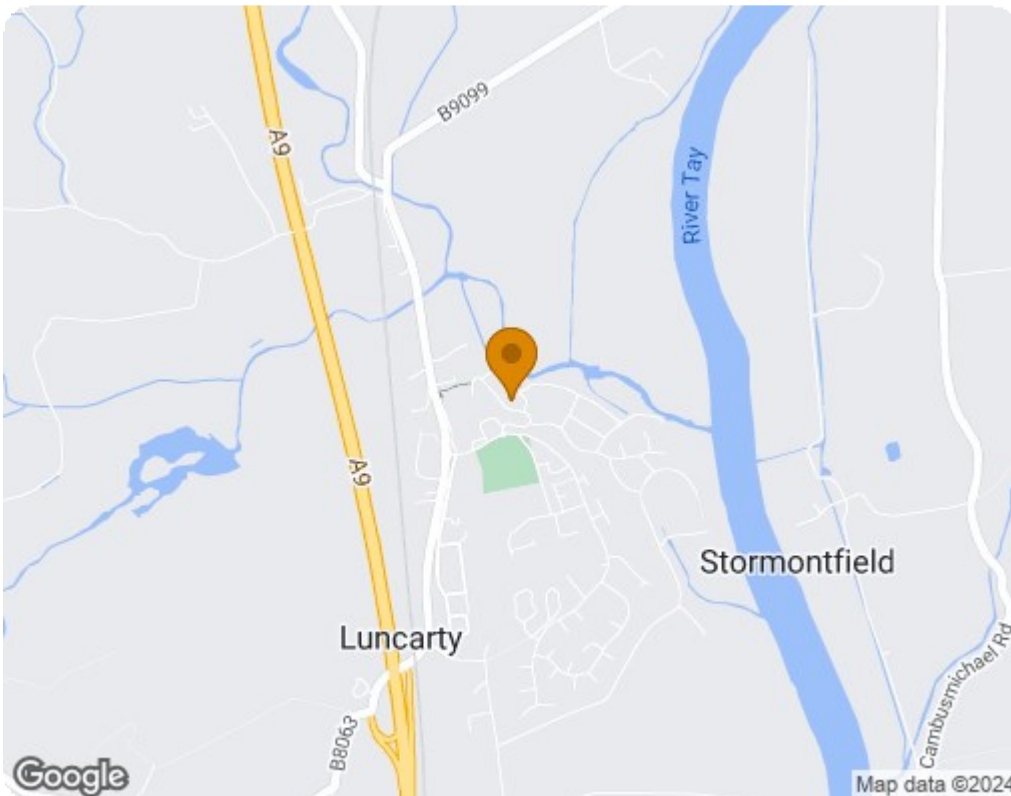


**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1105575)



| 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 CO<sub>2</sub> emissions</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 environmentally friendly - higher CO<sub>2</sub> emissions</i> |         |                         |
| <b>Scotland</b>   |         | EU Directive 2002/91/EC |