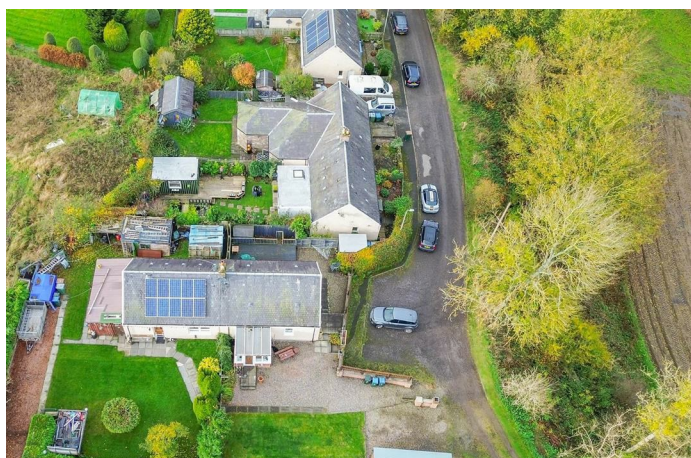


Simple Approach



7 Tayview , Perth  
PH1 3HE

**Offers over £148,000**



Welcome to this charming property located in the picturesque village of Luncarty, Perth. This delightful house boasts a stylish interior with one generous bedroom, perfect for those seeking a cozy yet spacious living. Situated in a stunning location, this property offers breathtaking countryside views all while being just a short distance away from local shops and further amenities found in Perth City Centre just a short drive away.

The accommodation is generous and set across one accessible floor, comprising a welcoming entrance sunroom, bright front facing lounge, stylish fitted kitchen, one sizeable bedroom and a fresh white shower room. Heather cottage due to its beautiful location and size lends itself to a wide range of buyers.

Externally the property enjoys a large private driveway suitable for multiple vehicles along with the property sitting on a generous plot of land with mature garden grounds and a decking area - perfect for summer. Viewing is essential to appreciate the overall fantastic property on offer here at Heather Cottage, Luncarty.

### Lounge

15'4" x 11'0" (4.69 x 3.36)

### Kitchen

15'4" x 6'11" (4.69 x 2.12)

### Conservatory

8'1" x 9'4" (2.47 x 2.87)

### Bedroom

10'8" x 9'6" (3.26 x 2.92)

### Shower Room

5'8" x 7'3" (1.75 x 2.21)

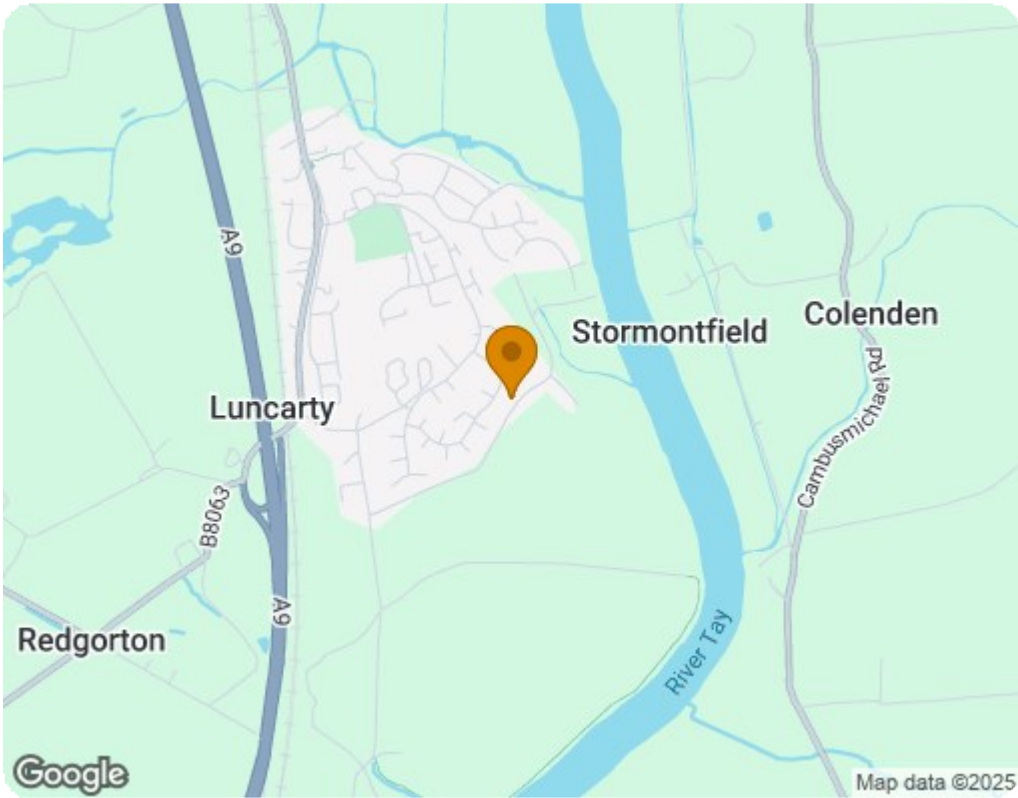




- Semi Detached Bungalow
- Stylish Fitted Kitchen
- Large Driveway
- Can Be Used For Commercial Use, Currently Ran As a Successful, Licensed Self Catering Unit
- Attractive Modern Interior
- Bright Front Facing Lounge
- Sizeable Garden & Decking Area
- One Generous Bedroom
- Picturesque Views
- Fantastic Air B&B Opportunity







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		