

Simple Approach



Estate Agents



**5 Lochty Park, Perth
PH1 3XZ**

Offers over £238,950

5 Lochty Park, Perth, PH1 3XZ

Simple Approach are pleased to welcome this delightful three-bedroom detached bungalow, nestled in the heart of the picturesque village of Almondbank, just minutes from Perth. This well presented home is ideal for families, first time buyers or couples seeking a well located home, offering comfortable living spaces, a private garden and excellent transport connections. Lochty Park comprises; a bright and spacious lounge with ample space for dining, a good sized modern kitchen, three double bedrooms and a modern family bathroom. Practical attributes include gas central heating, double glazing and a large private driveway. This home due to its excellent location and size lends itself to a wide range of buyers, viewing is essential to appreciate all that is on offer here a Lochty Park, Almondbank.

Lounge + Dining Area

9'1" x 24'1" (2.77 x 7.35)

Kitchen

7'11" x 10'11" (2.42 x 3.34)

Bedroom One

12'5" x 11'7" (3.80 x 3.54)

Bedroom Two

14'8" x 10'2" (4.48 x 3.10)

Bedroom Three

9'6" x 9'5" (2.90 x 2.88)

Family Bathroom

5'8" x 6'8" (1.74 x 2.05)



01738 827864



- Detached Bungalow
- Gas Central Heating & Double Glazing
- Bright & Spacious Lounge
- Three Bedrooms
- Private Large Driveway for 3 to 4 Cars
- Well Presented Throughout
- Highly Sought After Village Location
- Well Maintained Private Rear Garden

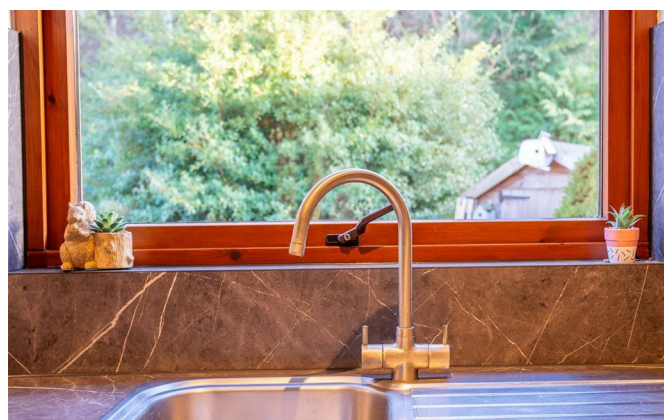
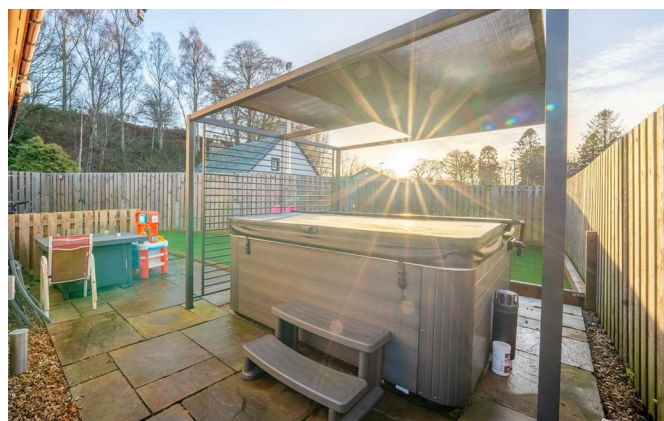
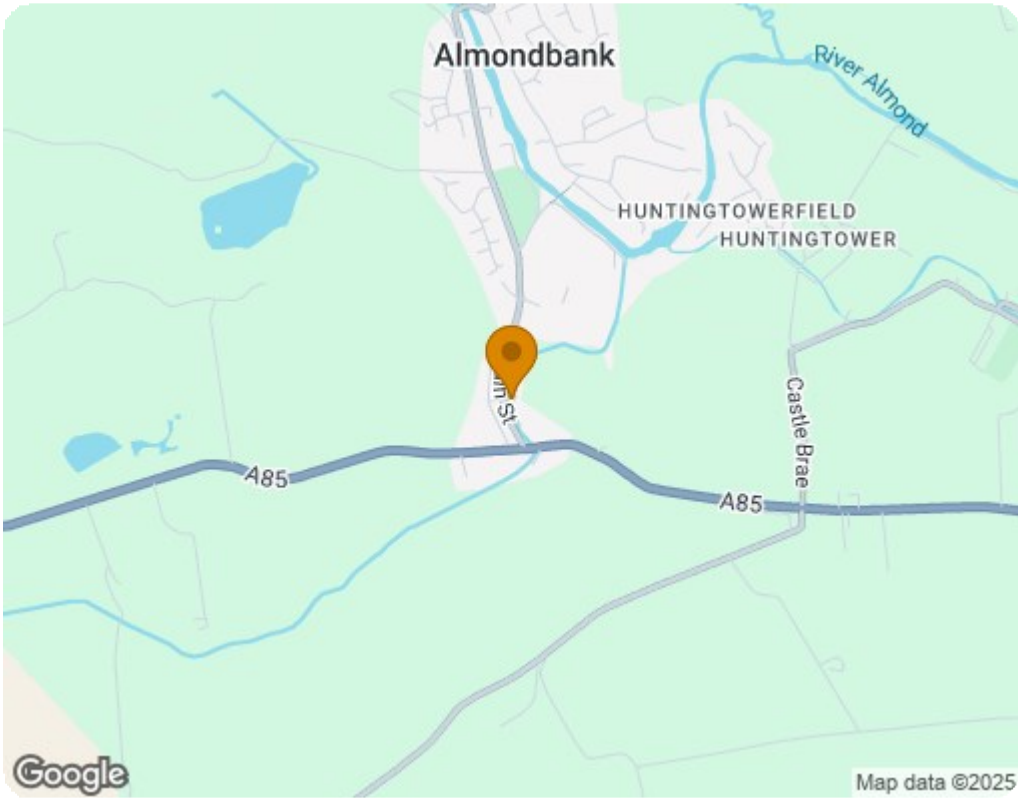




Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1159648)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B	72	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		