

Simple Approach



**8, Marshall Gardens, Perth
PH1 3YX**

Offers over £124,950

Simple Approach are delighted to welcome this beautifully presented mid-terrace one bedroom home on Marshall Gardens to the Perthshire market. Set in the heart of the desirable village of Luncarty this stunning property could not be better situated for its locality to all amenities found in the village without compromising its tranquil setting with a front garden set back from the road and a fully enclosed garden to the rear. Each living space has been tastefully decorated throughout, with the owners taking great care to bring the property to a good standard throughout. Set over two floors, this property comprises a bright and spacious lounge, an attractive fitted 1 year old very modern kitchen, one large bedroom and a large family bathroom with a shower over bath facility. This property comes to the market in move-in condition and would be the perfect purchase for clients seeking a peaceful lifestyle within a sought-after Village, Viewing is highly recommended to appreciate the full package on offer, with particular note to the overall space and excellent village location.

Kitchen

2.06 x 2.08

Lounge

4.11 x 3.07

Bedroom One

3.05x 2.52

Bathroom

2.13 x 2.20

External

Externally this property boasts a fully enclosed garden to the rear along with a paved patio area making this an ideal sun-trap and creating the perfect spot to entertain in the sunshine. At the front of the property there is a garden and private parking for two cars.

Location

Set within the heart of Luncarty, this property is a short walk away from all local amenities including a nearby shop and Luncarty Primary School as well as being a few minutes' drive away from all amenities found in Perth City Centre which lies 4 miles South. A regular bus route is available on the Main Street of the village for routes into Perth and the motorway is perfect for the commuter looking for quick access into Glasgow, Edinburgh & Inverness.

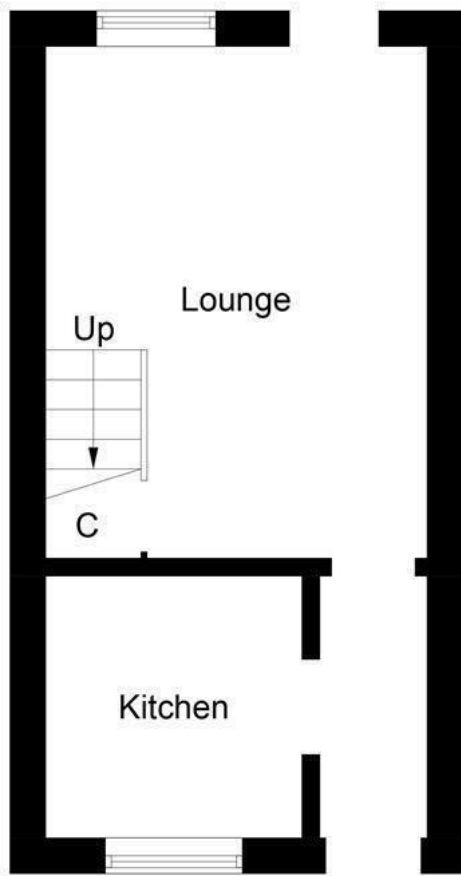




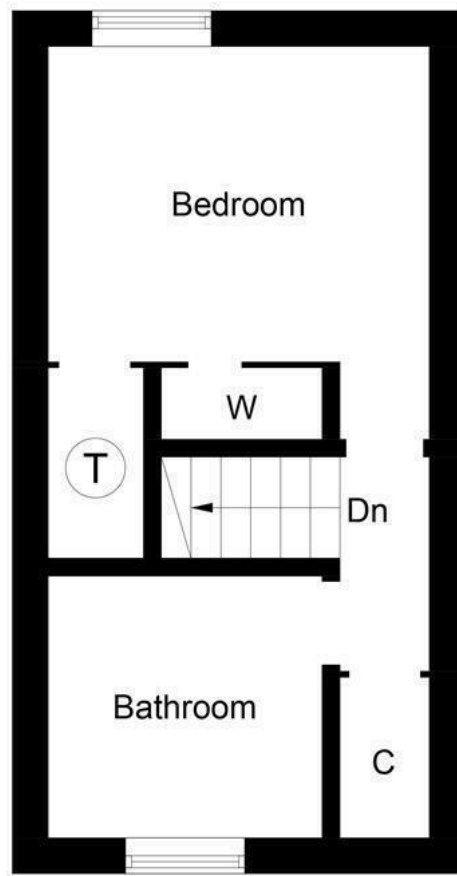
- Bright & Spacious Lounge
- Two Year Old Electric Central Heating & Double Glazing
- Easy Access To Perth
- One Generous Bedroom
- Private Driveway & Rear Garden
- Move In condition
- New Modern Style Kitchen
- Highly Sought After Location
- Think this might be the property for you? Contact our mortgage team to discuss your options!



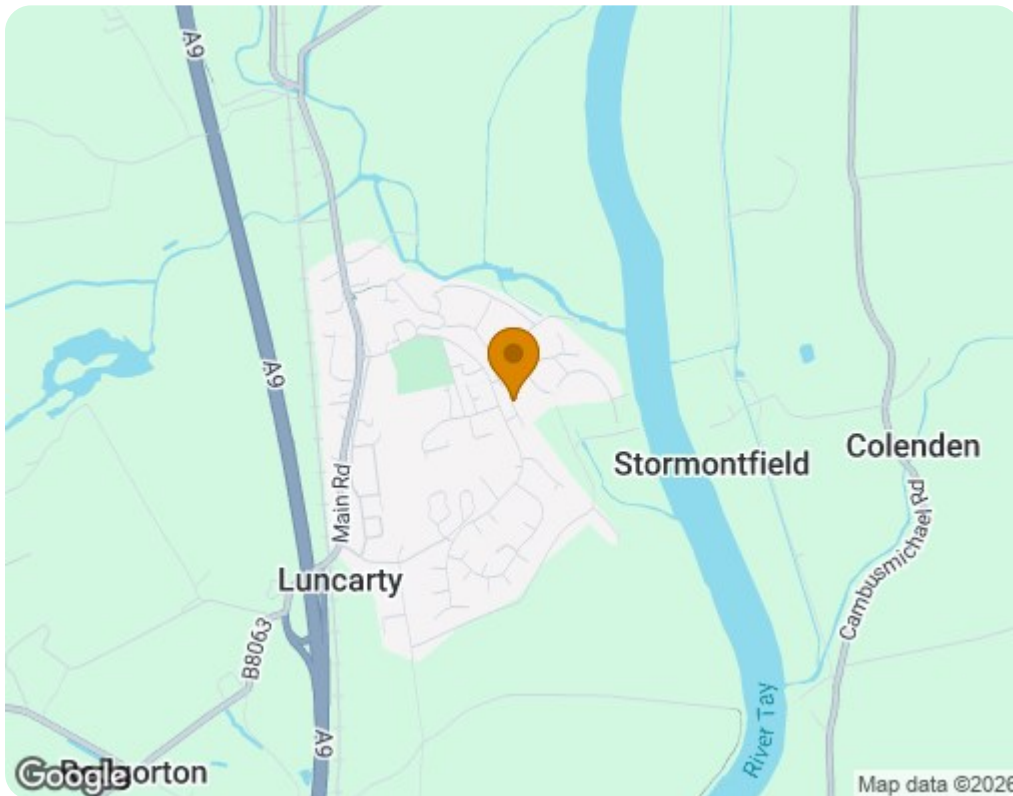
8 Marshall Gardens, Luncarty



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(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			92
(81-91) B		87	
(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	