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Leading Perthshire Estate Agency

3 Hatton Place, Luncarty, Perth, PH1 3UY

Offers Over £235,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

3 Hatton Place, Luncarty, Perth, PH1 3UY

Many thanks for your interest with 3 Hatton Place, Luncarty, Perth, PH1 3UY.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are reknown in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

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Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide

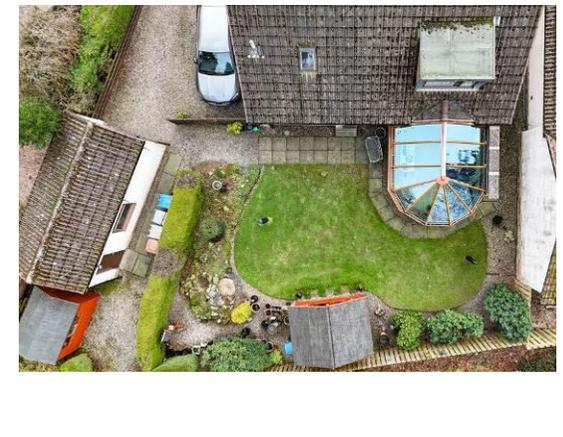


Next Home Open Days

About the Area

Luncarty is a charming village just north of Perth, offering a peaceful semi-rural lifestyle with excellent connectivity. Set along the banks of the River Tay and surrounded by rolling countryside, it's ideal for buyers seeking scenic walks, outdoor pursuits and a strong sense of community.

The village features a local shop, primary school, park and regular bus services, while nearby Perth provides a wide range of retail, leisure and dining options. With easy access to the A9, Luncarty is well placed for commuting to Perth, Dundee, Stirling and beyond, making it a popular choice for families and professionals alike.





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Property Summary

Next Home are delighted to bring to the market this well-presented three-bedroom detached villa which enjoys a generous private plot within a peaceful residential setting in the popular village of Luncarty, offering flexible and well-proportioned accommodation over two levels.

The welcoming hall provides access to a bright and spacious lounge, set separately from the dining room. The dining room enjoys a pleasant outlook and leads directly into the conservatory, creating a lovely space for entertaining or relaxing while overlooking the garden.

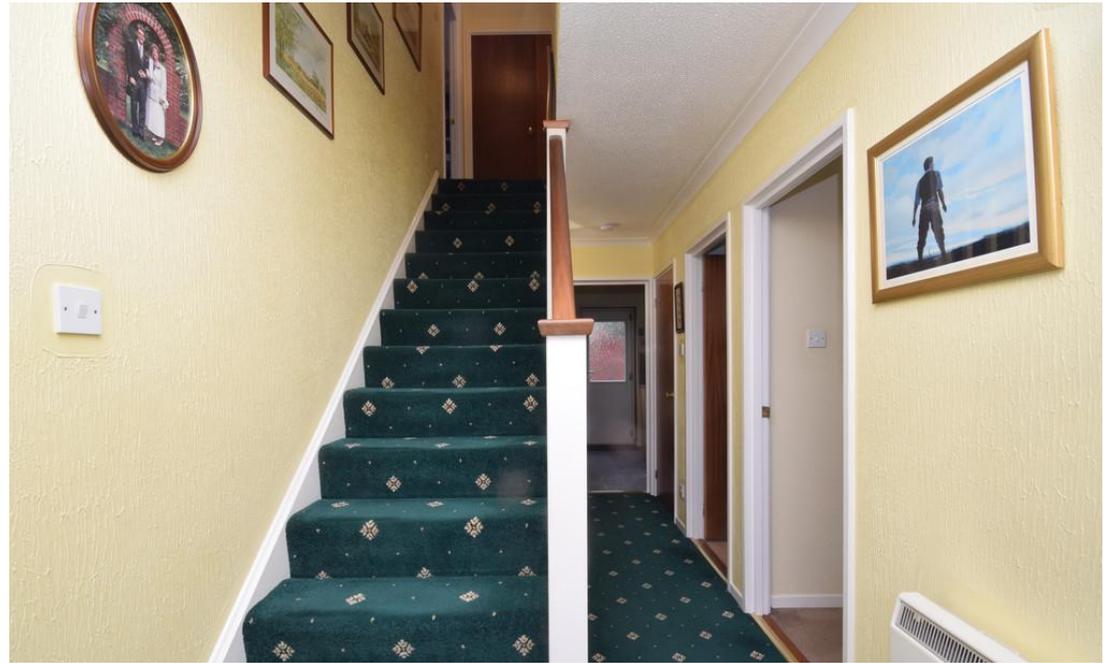
The kitchen is well-appointed with ample storage and work surface space.

A ground floor double bedroom and a stylish four-piece bathroom complete the accommodation on this level.

Upstairs, there are two generous double bedrooms. The principal bedroom benefits from built-in wardrobes and an en-suite shower room.

The second is a particularly spacious double room, also featuring built-in storage and access to the eaves, providing excellent additional storage space.

Externally, the property enjoys private garden grounds, ample off-street parking and a single garage, making this an ideal family home in a sought-after location.



Key property features

- ✓ Ideal for families
- ✓ Popular residential area
- ✓ Conservatory
- ✓ Garage
- ✓ Principal en-suite
- ✓ 3 double bedrooms
- ✓ 4 piece bathroom suite
- ✓ Private garden
- ✓ Ample off-street parking
- ✓ Good storage throughout













An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and garages. The overall scene is a typical suburban housing estate.

Have a property to sell?

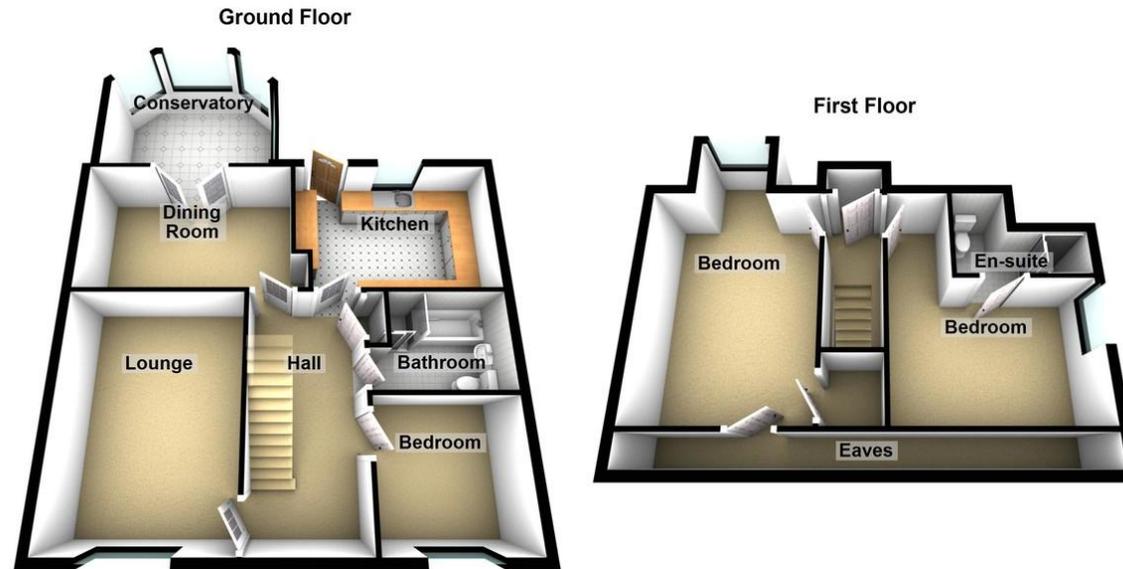
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

LOUNGE

15' 10" x 11' 10" (4.83m x 3.61m)

KITCHEN

13' x 8' 5" (3.96m x 2.57m)

DINING ROOM

14' 7" x 8' 8" (4.44m x 2.64m)

CONS

12' 5" x 10' 5" (3.78m x 3.18m)

BEDROOM(GROUND FLOOR)

9' 8" x 8' 6" (2.95m x 2.59m)

BATHROOM

9' 6" x 5' 10" (2.9m x 1.78m)

BEDROOM

17' 2" x 12' (5.23m x 3.66m)

BEDROOM

13' x 10' 10" (3.96m x 3.3m)

ENSUITE

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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