



16 Marshall Road, Perth, PH1 3UT
Offers over £255,000

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- Extended semi-detached bungalow
- Superb dining kitchen
- Separate shower room
- Spacious living room
- Large driveway
- Three bedrooms
- Stylish family bathroom
- Dedicated home office
- Integral garage
- Private enclosed garden

Beautifully presented and extended, this spacious three-bedroom semi-detached bungalow offers stylish, move-in-ready accommodation in a sought-after residential area of Luncarty.

A welcoming entrance vestibule leads into a bright central hallway, where the high standard of finish throughout immediately becomes apparent. The generous living room is an elegant and comfortable space, ideal for everyday living or entertaining guests. To the rear, the impressive dining kitchen forms the heart of the home, featuring an excellent range of contemporary units, generous worktop space, quality integrated appliances and ample room for family dining, with French doors opening directly onto the enclosed rear garden. The property offers three well-proportioned bedrooms, providing flexibility for families, guests or home working. A luxurious family bathroom is finished with modern fittings and a shower over the bath. There is also a separate contemporary shower room and a dedicated home office, perfect for remote working. Outside, the beautifully maintained rear garden enjoys a sunny, private aspect with a generous lawn and patio seating area, ideal for relaxing or entertaining. To the front, a large monoblock driveway provides ample off-street parking and leads to the integral garage. Finished to a high standard throughout, this outstanding bungalow combines modern comfort with generous accommodation in a popular village location close to Perth.

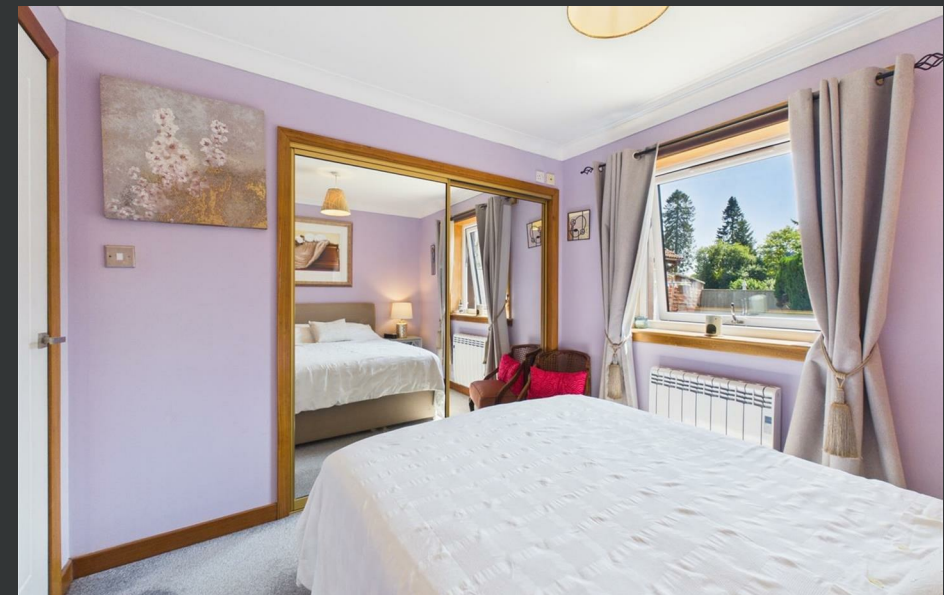
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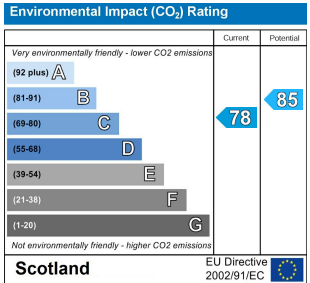
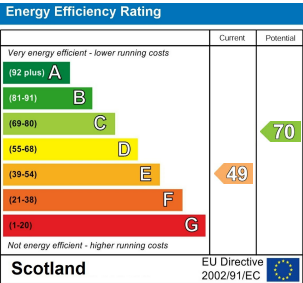
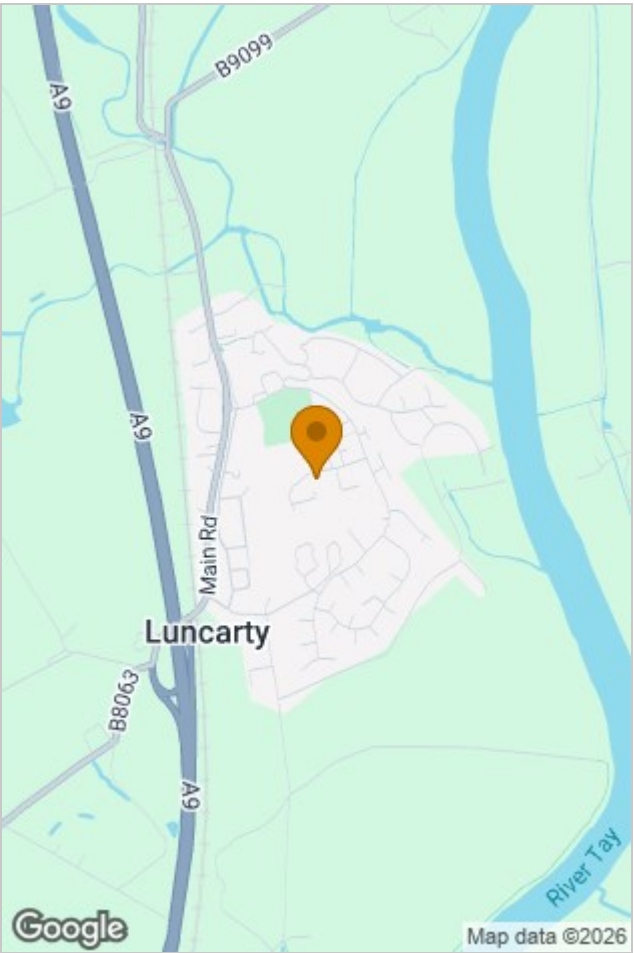
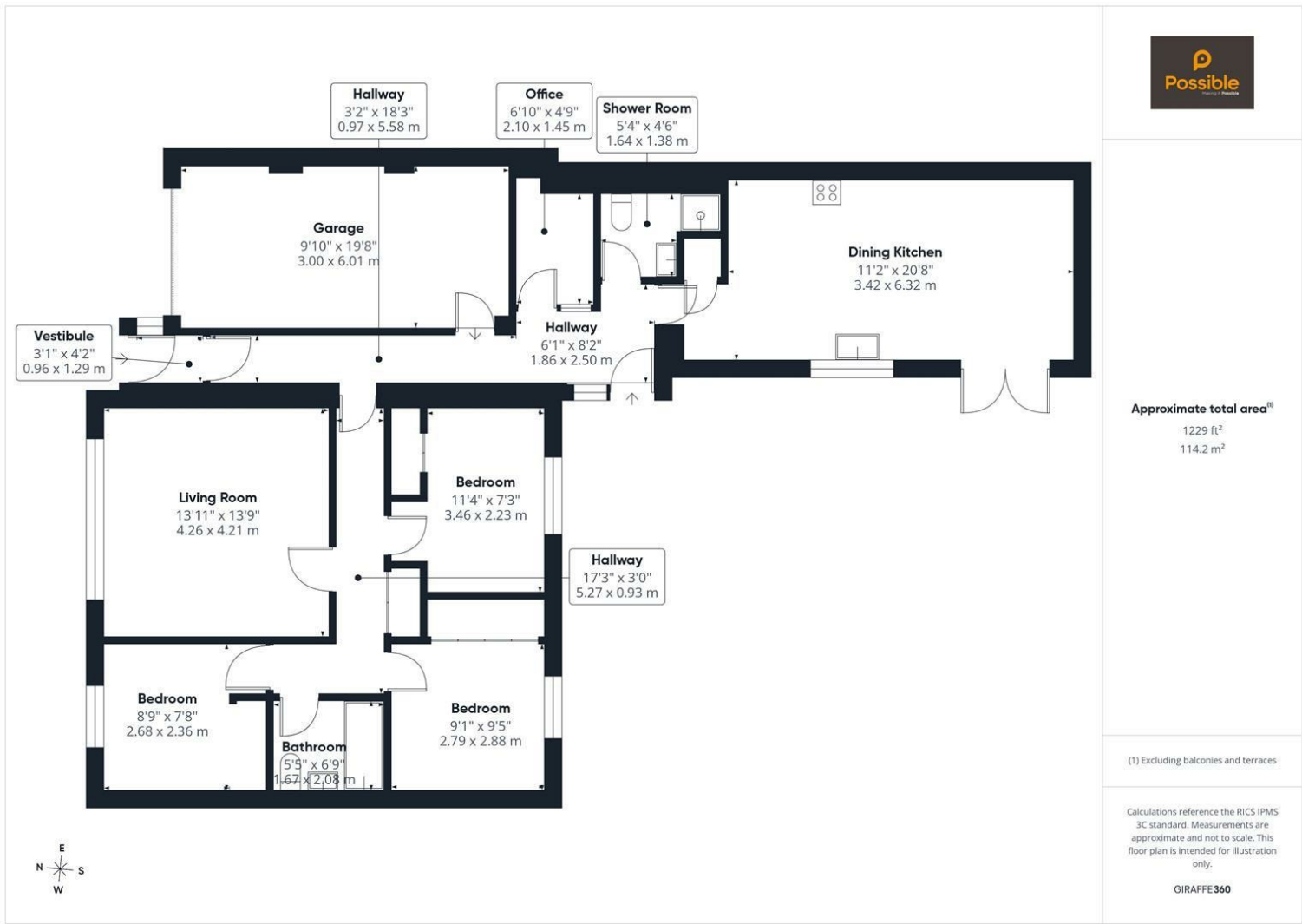


Location

Luncarty is a popular Perthshire village situated just four miles north of Perth, offering a peaceful setting with excellent commuter links via the nearby A9. The village benefits from a primary school, local shop, village hall, parks and scenic walks along the River Tay, creating an excellent environment for families and outdoor enthusiasts alike. Perth city centre is only a short drive away, providing a wide range of shopping, restaurants, leisure facilities and secondary schooling. With regular public transport links and easy access to Dundee, Inverness, Edinburgh and Glasgow, Luncarty is an ideal location for those seeking village living with city convenience.







Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.