

Simple Approach



**Scarth Cottage Scarth Road, Luncarty**

**PH1 3HP**

**Offers over £274,950**

## Scarth Cottage Scarth Road, Luncarty, PH1 3HP

Scarth Cottage is a charming detached cottage set within a highly sought-after location on Scarth Road in Luncarty. While the property is now in need of upgrading, it offers excellent potential to create a fantastic home, blending traditional character with modernisation to suit a purchaser's individual taste and requirements.

The accommodation comprises a kitchen, a separate utility room and a WC, providing practical day-to-day living space. There are two generous bedrooms along with a family bathroom. A particularly attractive feature of the property is the two floored attic space areas, which are accessed via a spiral staircase and offer flexible use.

The property benefits from oil-fired central heating and double glazing throughout. Externally, Scarth Cottage sits within a sizeable garden, offering ample outdoor space. A large garage and private driveway provide excellent off-street parking and storage.

Situated within a popular and desirable residential area, the property enjoys a semi-rural feel while remaining conveniently placed for access to Perth and surrounding amenities. Scarth Cottage represents a rare opportunity to acquire a detached cottage with significant potential in a highly regarded location.

### **Kitchen**

13'1" x 14'8" (4.00 x 4.48)

### **Utility Room**

4'8" x 10'4" (1.43 x 3.17)

### **WC**

2'5" x 4'9" (0.75 x 1.47)

### **Lounge**

14'8" x 16'10" (4.48 x 5.14 )

### **Bedroom One**

11'7" x 11'7" (3.55 x 3.54 )

### **Bedroom Two**

9'10" x 11'6" (3.00 x 3.52 )

### **Bathroom**

4'5" x 15'2" (1.35 x 4.63)

### **Floored Attic Space One**

29'7" x 7'11" (9.02 x 2.42 )

### **Floor Attic Space Two**

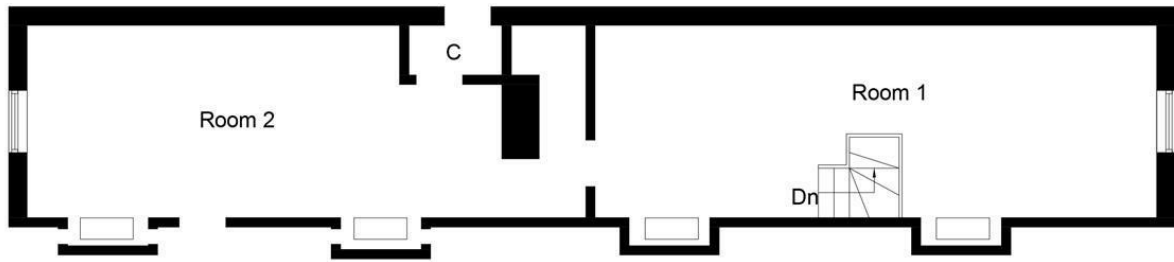
24'3" x 9'11" (7.41 x 3.04)



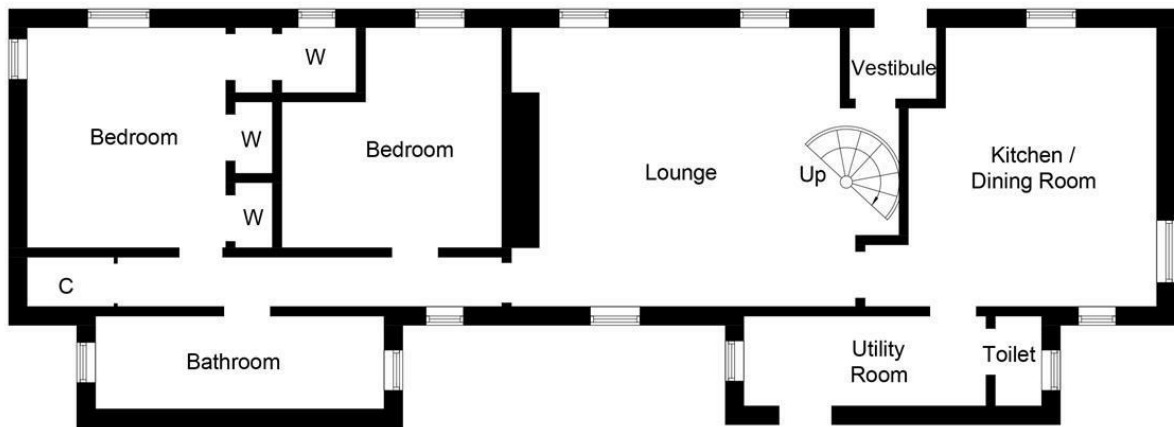


- Detached cottage in highly sought-after Luncarty location
- Two generous bedrooms
- Sizeable garden
- In need of upgrading with excellent potential
- Two floored attic space areas accessed via spiral staircase
- Large garage and private driveway
- Kitchen, utility room and WC
- Oil-fired central heating and double glazing
- Convenient for Perth and surrounding amenities



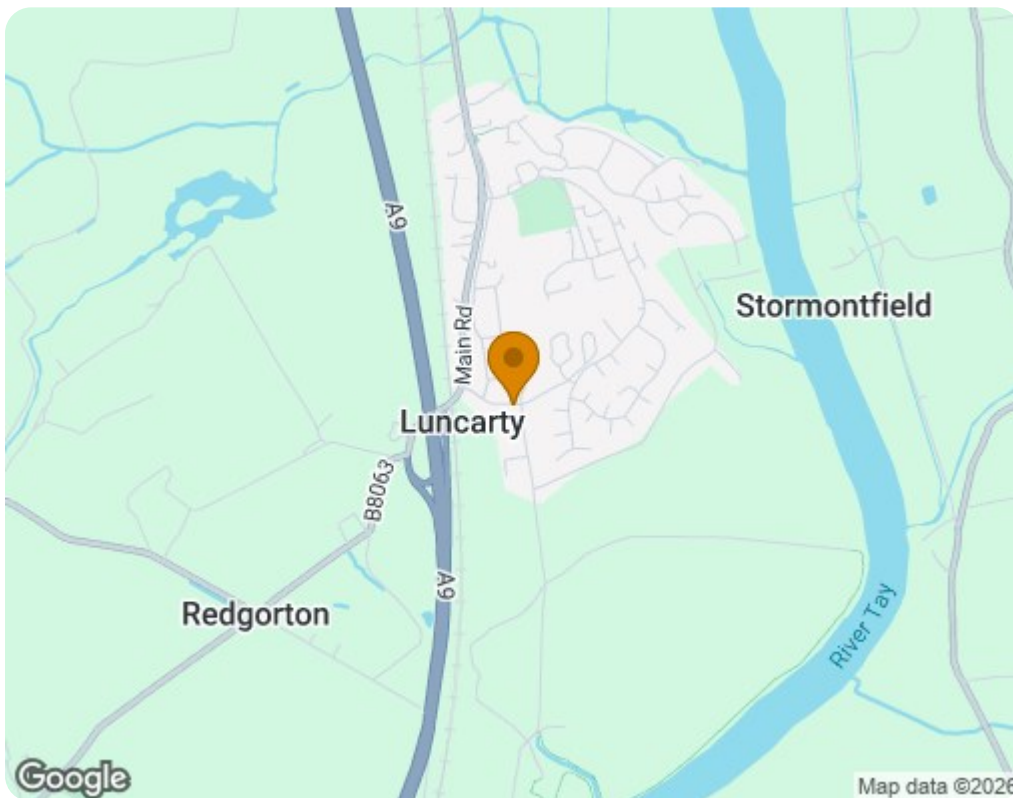


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1269212)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>65</b>
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>57</b>
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
Scotland		