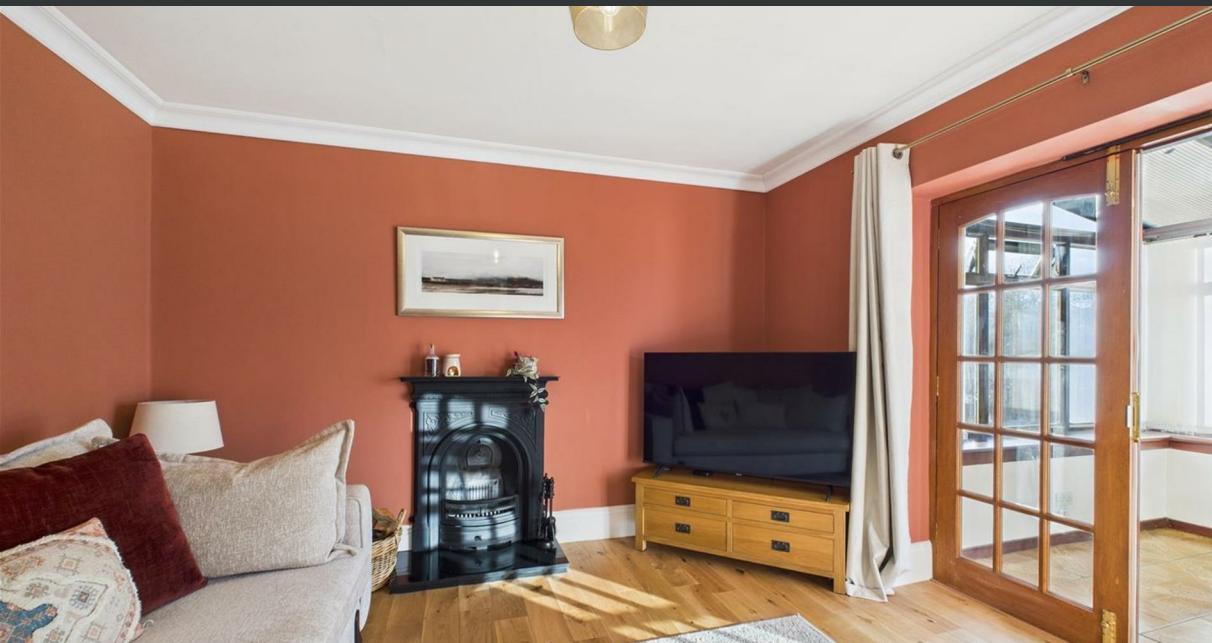




10 The Crescent, Perth, PH1 3EZ
Offers over £179,000

2 1 1 E



- Semi-detached bungalow in quiet cul-de-sac
- Modern fitted dining kitchen
- Two generous double bedrooms
- LPG gas central heating & double glazing
- Popular village location near amenities
- Spacious living room with fireplace
- Bright sunroom overlooking garden
- Large private rear garden with summer house
- Excellent potential to extend or modernise
- Only 10 minutes' drive from Perth

10 The Crescent is a spacious two-bedroom semi-detached bungalow located in a quiet residential street within the popular village of Luncarty. Beautifully positioned on a generous plot with a large rear garden, the property offers bright, well-proportioned rooms and excellent scope for further modernisation or extension (subject to permissions). The accommodation comprises a welcoming entrance porch leading into a central hallway. The spacious living room features a traditional fireplace and double doors into a bright sunroom overlooking the garden. A recently upgraded dining kitchen provides excellent storage, modern cabinetry and garden views. There are two generous double bedrooms, both with great storage, and shower room.

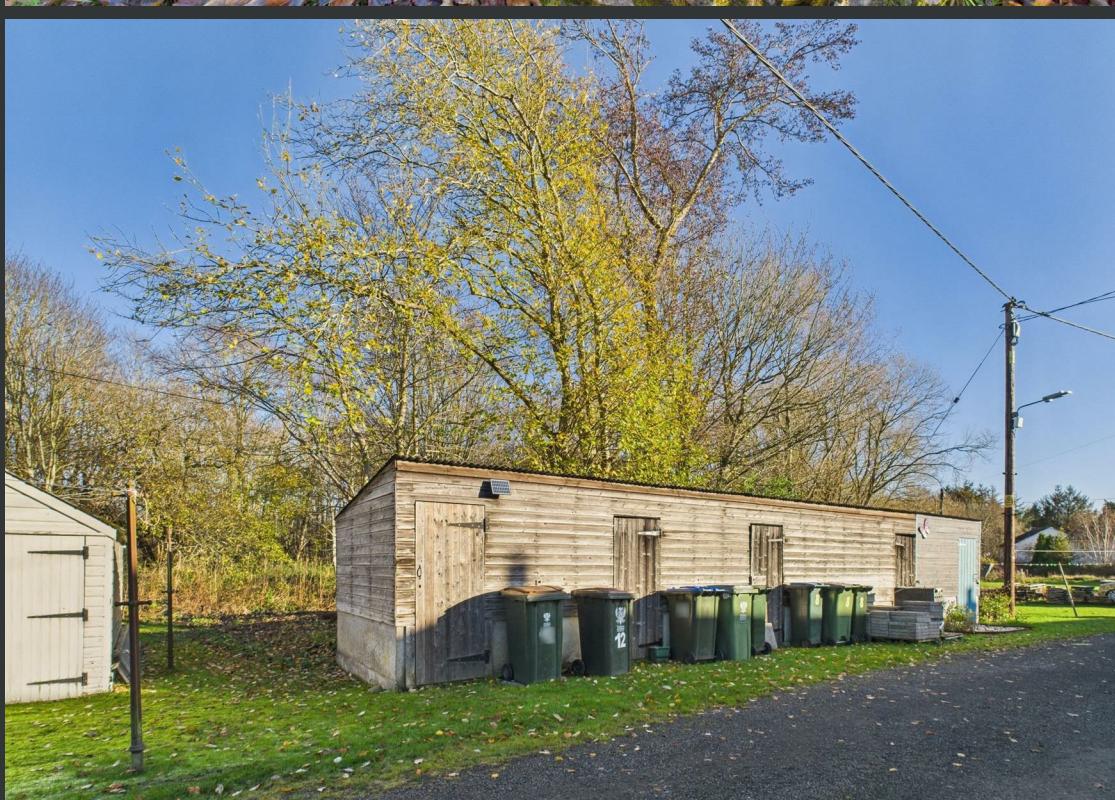
Externally, the standout feature is the extensive rear garden – largely laid to lawn with mature planting, patio areas, timber summer house and excellent privacy. The front garden offers additional planting space, and on-street parking is available directly outside. With LPG gas central heating, double glazing and a layout suited to downsizers, couples or young families, this property offers a fantastic opportunity to secure a rarely available bungalow in a sought-after village just minutes from Perth.

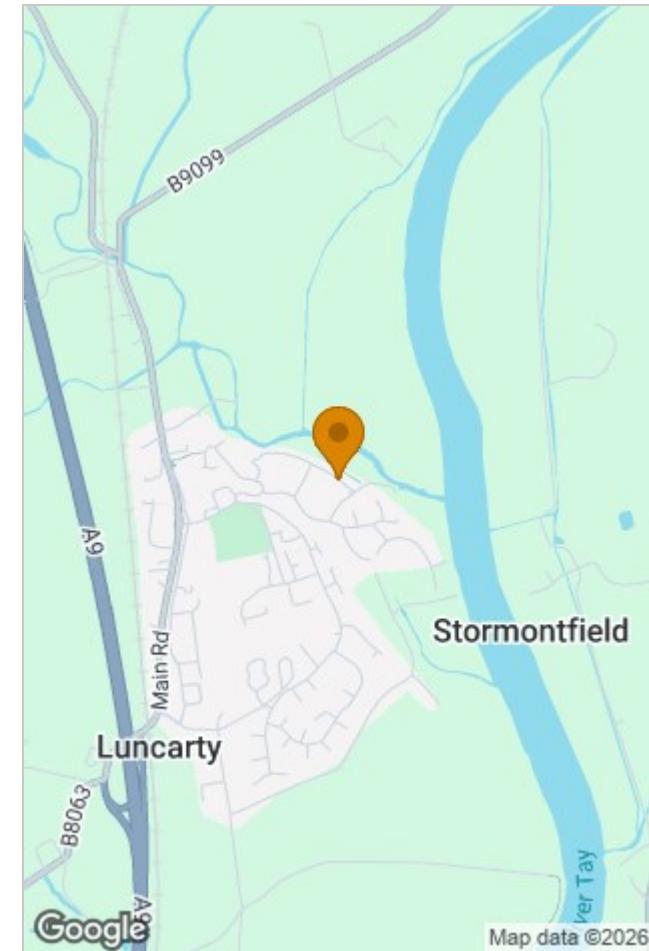
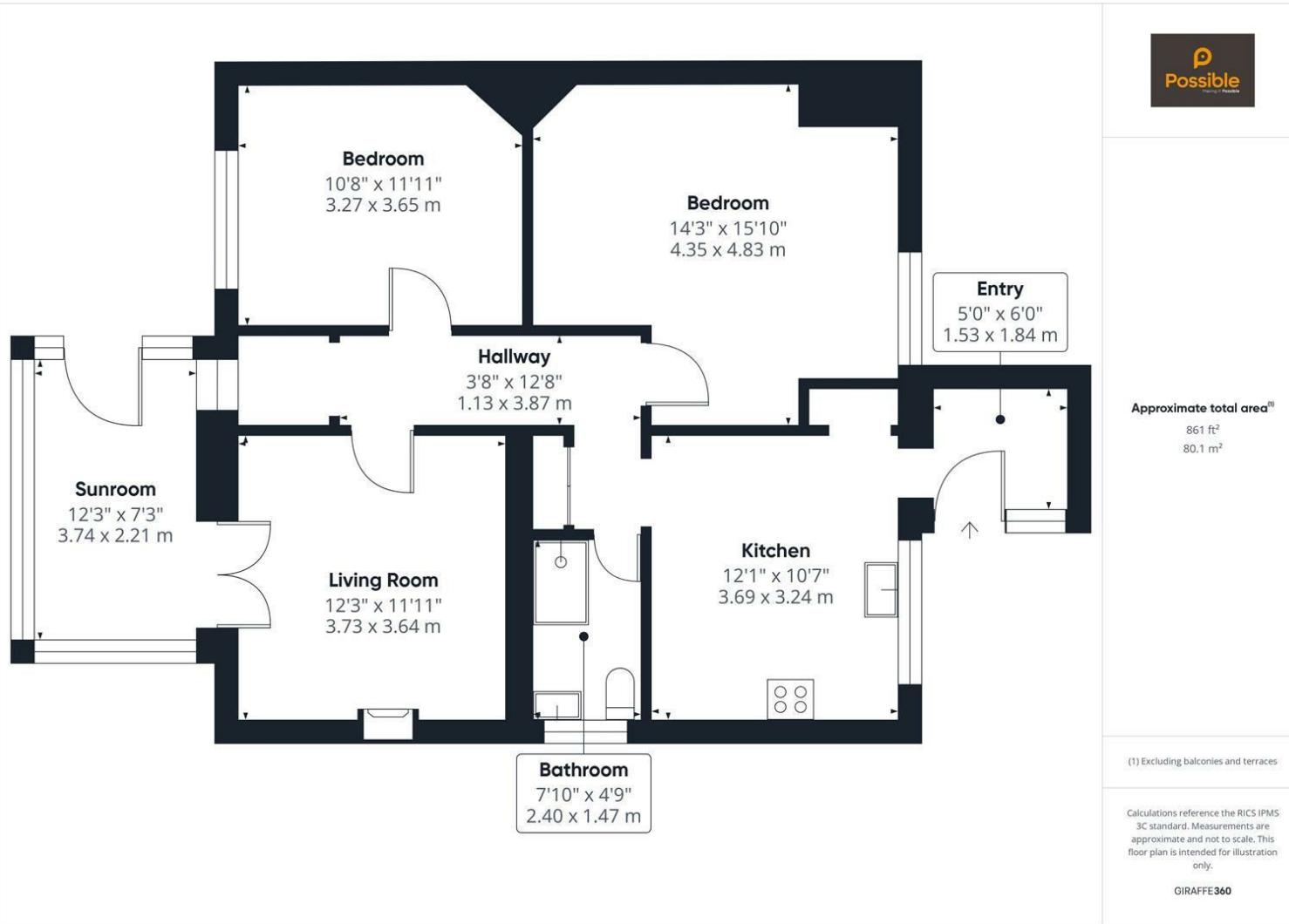




Location

Luncarty is a thriving village situated just three miles north of Perth, offering the perfect balance of rural tranquillity and everyday convenience. Local amenities include a well-stocked shop, post office, café, hairdresser, primary school and regular bus links into Perth. Beautiful riverside and woodland walks can be enjoyed nearby, along with quick access to the A9 for commuting to Inverness, Pitlochry, Perth and beyond. Perth city centre provides extensive shopping, leisure and transport options, including rail links to major Scottish cities. With a welcoming community and excellent commuter access, Luncarty remains a highly sought-after residential location.





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.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX

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wearepossible.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
(81-91) B		
(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		