



42 Isla Road, Perth, PH1 3HN  
Offers over £160,000

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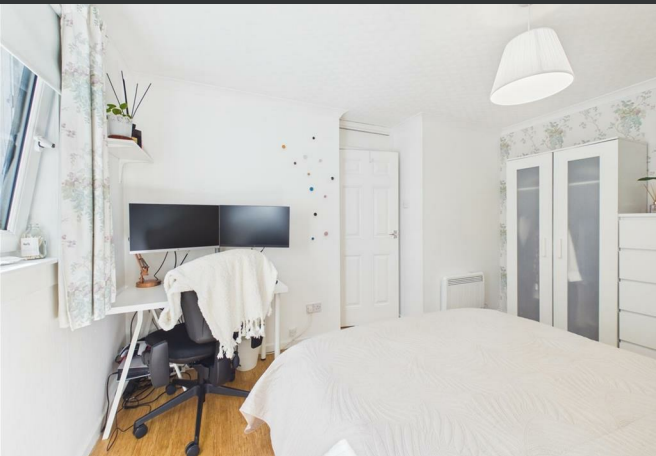
# 42 Isla Road Perth, PH1 3HN

Offers over £160,000

- Beautifully presented throughout
- Bright, spacious living room
- Dining area with French doors
- Enclosed low-maintenance rear garden
- Off-street parking to front
- Two generous double bedrooms
- Modern fitted kitchen
- Contemporary family bathroom
- Useful garden shed
- Popular Luncarty village location

Beautifully presented throughout, this attractive two-bedroom mid-terraced home offers stylish, move-in ready accommodation in the ever-popular village of Luncarty. Tastefully decorated with contemporary finishes and a welcoming atmosphere, it is an ideal choice for first-time buyers, downsizers or those looking for a home within easy reach of Perth.

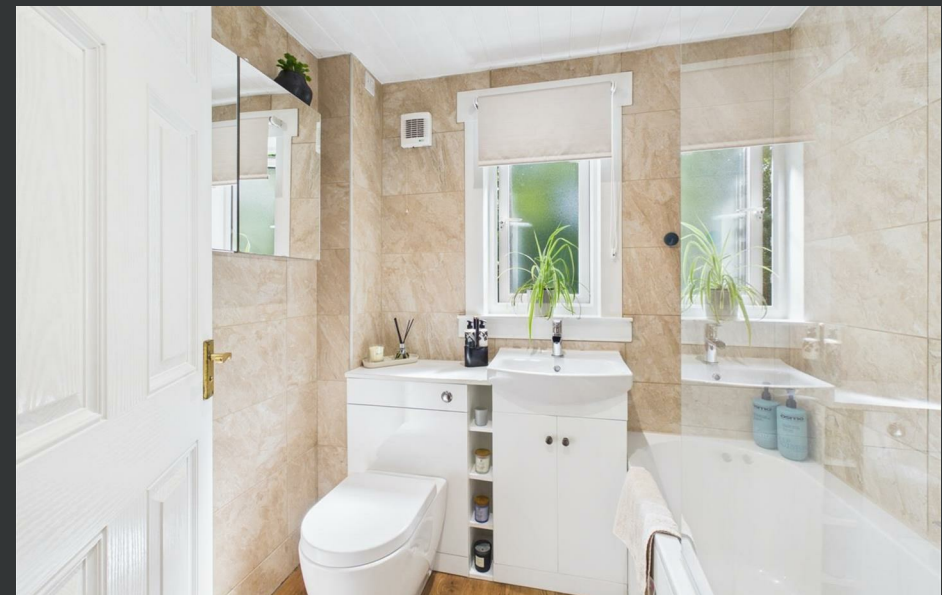
The ground floor begins with a bright entrance hall leading into a spacious living room, where modern décor, feature lighting and a large picture window create a warm and inviting space to relax. To the rear, the modern fitted kitchen offers an excellent range of storage and worktop space, complemented by a dining area with French doors opening directly onto the garden—perfect for everyday living and entertaining. Upstairs, there are two generous double bedrooms, both beautifully presented and offering excellent natural light, together with a contemporary family bathroom finished in neutral tones. Externally, the property enjoys a low-maintenance front garden with attractive planting and a fully enclosed rear garden designed for easy upkeep. The private outdoor space features a patio, decorative stone garden and a useful garden shed, creating an ideal spot for relaxing or enjoying summer evenings. Parking for two cars is provided to the front. Combining modern presentation, practical living space and a sought-after village location, this is a home ready to move straight into.

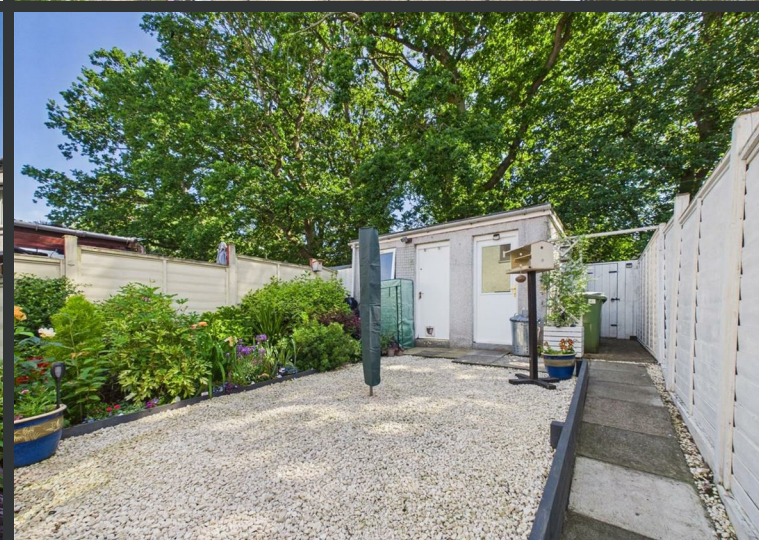




## Location

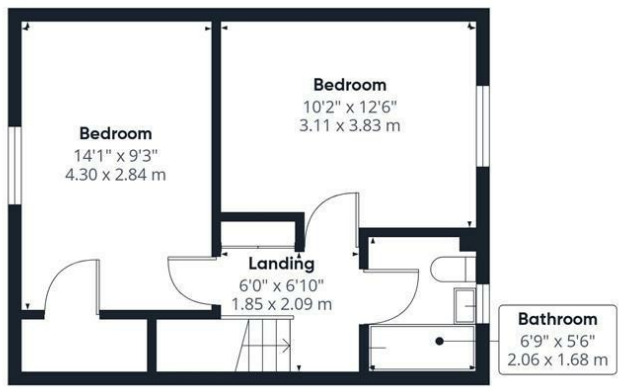
Luncarty is a highly desirable village situated just four miles north of Perth, offering an excellent balance of peaceful village living and convenient city access. The village benefits from a primary school, local shop, café, park and regular public transport links, while Perth provides an extensive range of shopping, restaurants, leisure facilities and secondary schooling. The nearby A9 makes commuting to Dundee, Edinburgh, Glasgow and Inverness straightforward. Surrounded by beautiful Perthshire countryside, Luncarty also offers easy access to scenic walking and cycling routes along the River Tay, making it a fantastic location for those who enjoy the outdoors.







Ground floor Building 1



Floor 1 Building 1

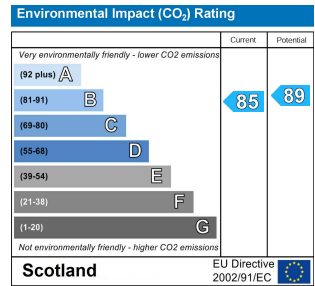
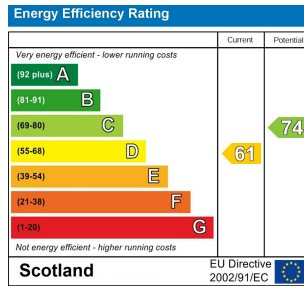
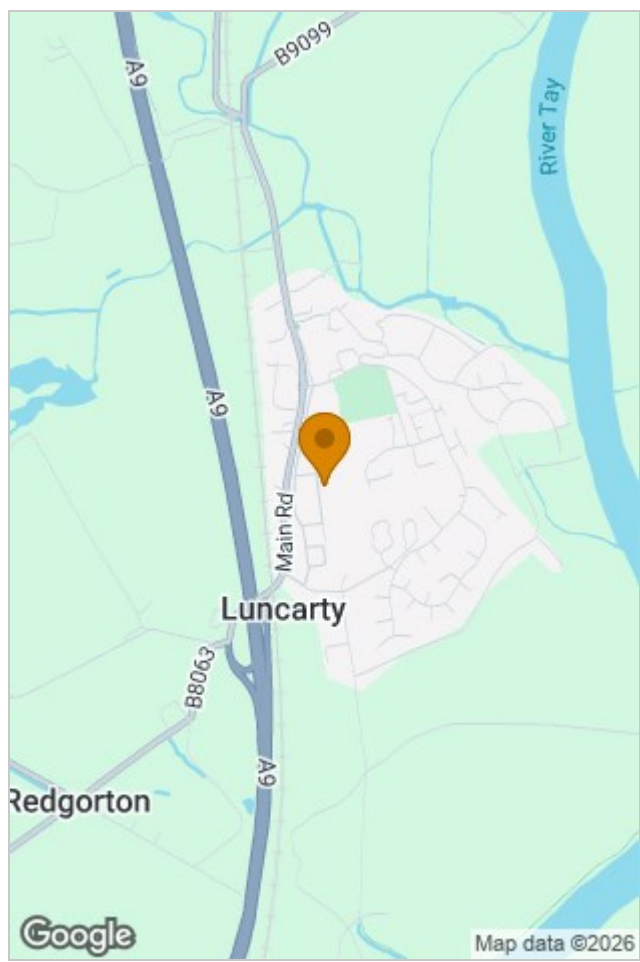


Approximate total area<sup>(1)</sup>  
727 ft<sup>2</sup>  
67.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## 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.

