



Buy your next home with Next Home

Leading Perthshire Estate Agency

4 Maxtone Court, Luncarty, Perth, PH1 3FF

Offers Over £270,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

4 Maxtone Court, Luncarty, Perth, PH1 3FF

Many thanks for your interest with 4 Maxtone Court, Luncarty, Perth, PH1 3FF.

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 renowned 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.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

Luncarty is a very desirable village which is ideally placed for accessing the A9 trunk route providing access to the North and South. The village offers an extensive range of amenities including a fantastic nursery, beauty and hair salon, local pub, shop, restaurant and excellent primary school.



Property Summary

Next Home are delighted to bring to the market this spacious four bedroom detached villa offers flexible living situated in the popular village of Luncarty.

The ground floor comprises a welcoming entrance hall with understairs storage, a bright and spacious lounge with ample room for a range of free-standing furniture and a well-appointed kitchen/diner with a useful utility room located off.

Two bedrooms are also located on this level, offering excellent versatility — ideal for use as additional bedrooms, a home office, playroom or snug. A convenient WC completes the ground floor accommodation.

On the first floor, there are two further bedrooms including the principal bedroom which benefits from its own en-suite shower room. A family bathroom serves the remaining accommodation.

Externally, the property benefits from a garage and private garden space, while its location within a sought-after area makes it particularly appealing for families and commuters alike.



Key property features

- ✓ ideal family home
- ✓ Chain free
- ✓ Close to local amenities
- ✓ Popular residential area
- ✓ Garage
- ✓ Spacious lounge
- ✓ Private garden
- ✓ Principal en-suite
- ✓ Quiet location
- ✓









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?

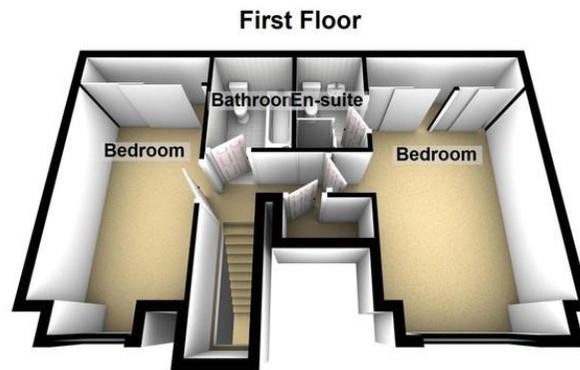
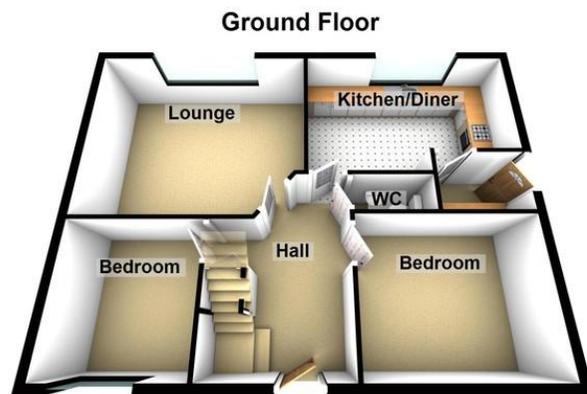
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

HALL

13' x 9' 4" (3.96m x 2.84m)

LOUNGE

14' 4" x 12' 7" (4.37m x 3.84m)

KITCHEN/DINER

14' 3" x 10' 2" (4.34m x 3.1m)

BEDROOM

15' 8" x 10' 1" (4.78m x 3.07m)

EN-SUITE

7' 2" x 4' 8" (2.18m x 1.42m)

BEDROOM

16' 3" x 8' 7" (4.95m x 2.62m)

BEDROOM(GROUND FLOOR)

10' 6" x 8' 8" (3.2m x 2.64m)

BEDROOM(GROUND FLOOR)

10' 1" x 8' 6" (3.07m x 2.59m)

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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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

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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