

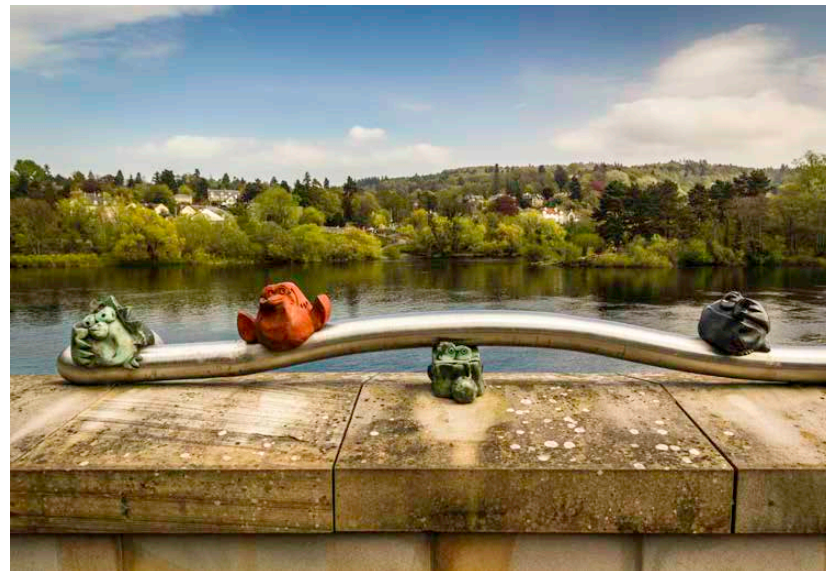


Luncarty

PERTH, PH1 3JF

Situated in the highly popular village of Luncarty. The village is ideally placed for accessing all of the main road networks, making it ideal for commuting.

There are many local amenities including a reputable school and village shop/Post Office. Perth is a short drive away for all your main shopping needs and Dunkeld is located a short distance away in the other direction. The local school is located just behind the property



1 Planton Square

LUNCARTY, PERTH, PH1 3JF

McEwan Fraser Legal is delighted to present this double bedroom semi-detached bungalow in a quiet cul-de-sac location. The property would make an ideal first-time buyers' property and has a large floored loft which is perfect for a loft conversion adding additional bedrooms upstairs. There is a small front and rear garden and parking can be found on the road to the front. Inside, the property comprises of:

- Fully equipped kitchen with appliance space and access to the garden
- Spacious living area with wood burner
- Master bedroom
- Family shower room finished in a three-piece suite
- The loft is floored and would lend itself to further bedrooms and a bathroom (subject to the relevant planning permissions)

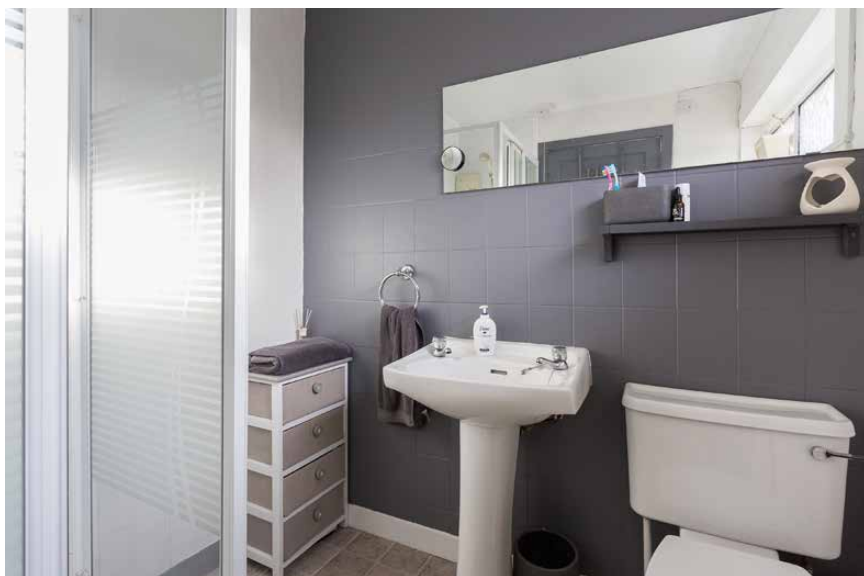
The property sits in a quiet cul-de-sac in this quiet village with local amenities on hand and Perth only a short drive away.



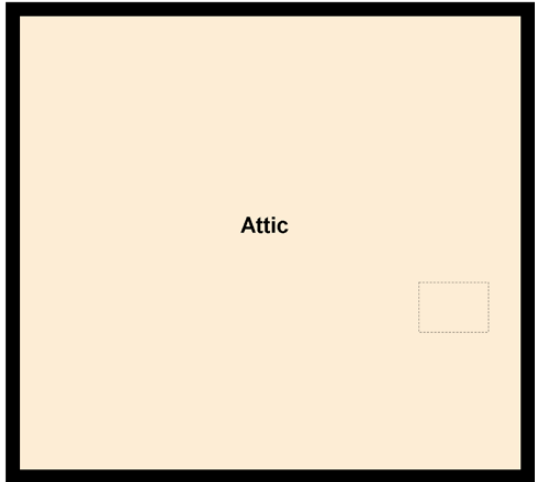
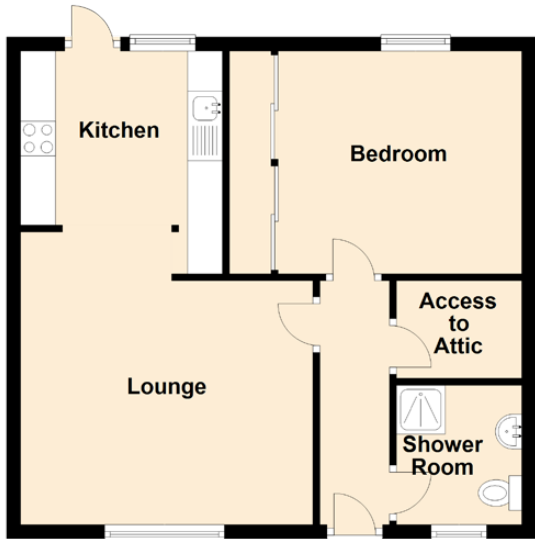
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Specifications & Details FLOOR PLAN, DIMENSIONS & MAP

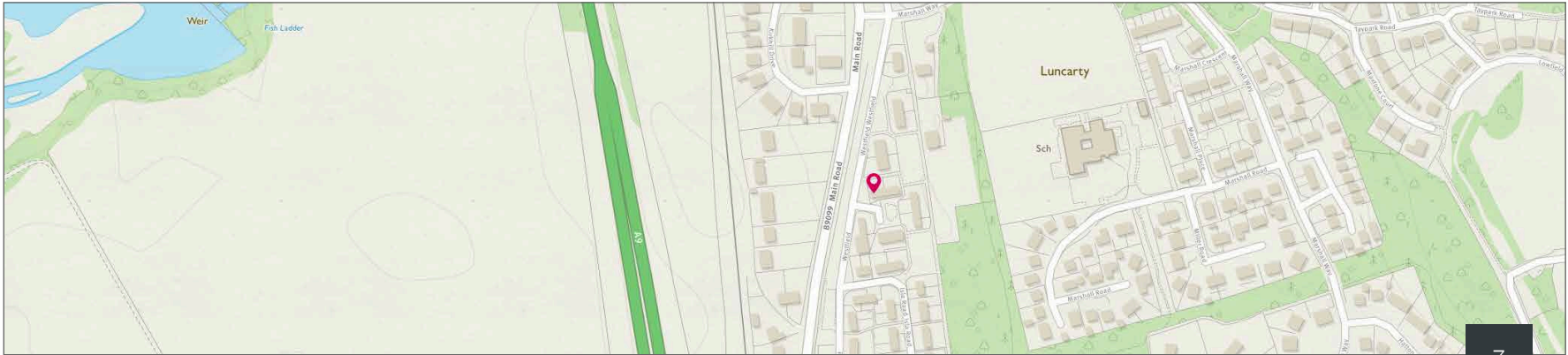


Approximate Dimensions (Taken from the widest point)

Lounge	4.20m (13'9") x 4.20m (13'9")
Kitchen	3.20m (10'6") x 2.90m (9'6")
Bedroom	3.50m (11'6") x 3.20m (10'6")
Access to Attic	1.80m (5'11") x 1.40m (4'7")
Shower Room	2.00m (6'7") x 1.80m (5'11")
Attic	7.20m (23'7") x 6.50m (21'4")

Gross internal floor area (m²): 50m² | EPC Rating: D

Extras (Included in the sale): Included in the sale are floor coverings, blinds, light fittings and fitted appliances.





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Text and description
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 Surveyor



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 Photographer



Layout graphics and design
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 Designer