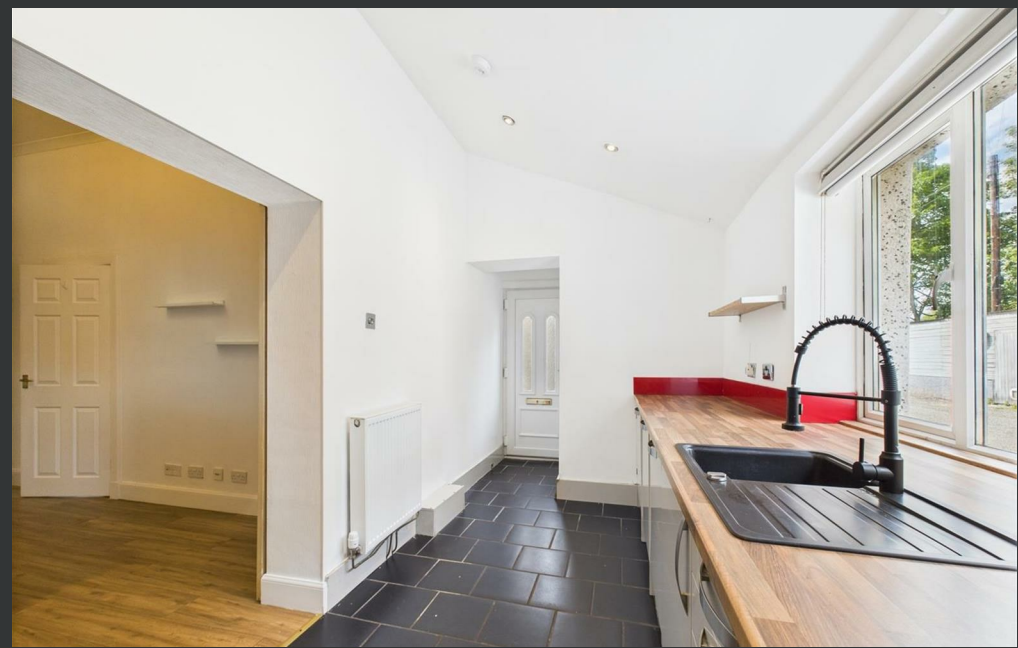




30 The Crescent, Luncarty, PH1 3EZ
Offers over £200,000



30 The Crescent Luncarty, PH1 3EZ

- Three spacious double bedrooms
- Airy living room with fireplace
- Lovely high ceilings
- Useful garden room/summer house
- Efficient layout across 863 sq ft
- Sleek modern kitchen
- Stylish tiled bathroom with rainfall shower
- Exceptionally long private rear garden
- Wealth of off-street parking
- Easy access to Perth city centre and A9

Nestled in a quiet residential street, 30 The Crescent in Luncarty offers a fantastic opportunity to own a well-proportioned three bedroom terraced bungalow with a generous rear garden and modern interior. This charming, deceptively spacious home is perfect for first-time buyers, downsizers or investors looking for a property with immediate appeal and scope for personalisation.

Step inside to discover a stylish kitchen featuring sleek grey units, wooden worktops and contrasting splashbacks, all bathed in natural light from the large rear window, and complete with fully integrated appliances. The living room is welcoming and bright with a modern fireplace, wooden flooring and neutral décor ready for your own touches. Each of the three double bedrooms is a comfortable size, with one bedroom located to the rear providing excellent privacy or potential as a home office. The contemporary bathroom is finished to a high standard with chic tiling, a rainfall shower over the bath and modern vanity unit. Outside, the highlight is undoubtedly the exceptionally long rear garden, offering plenty of room for outdoor entertaining, gardening or kids/dogs to play. A large garden room adds practical storage or home office space. To the rear of the property there is a large gravelled area providing a wealth of off-street parking.

Offers over £200,000

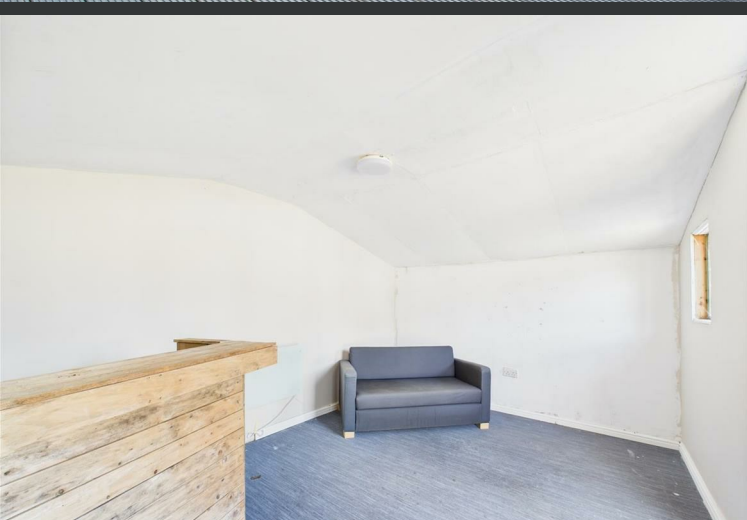


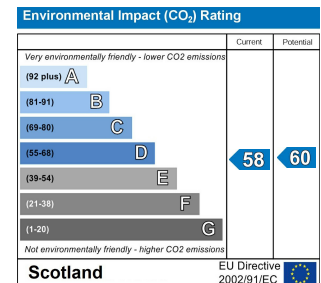
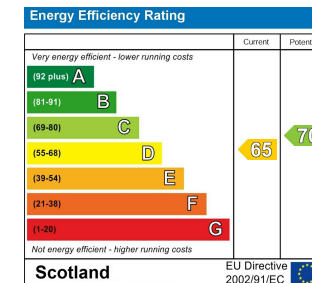
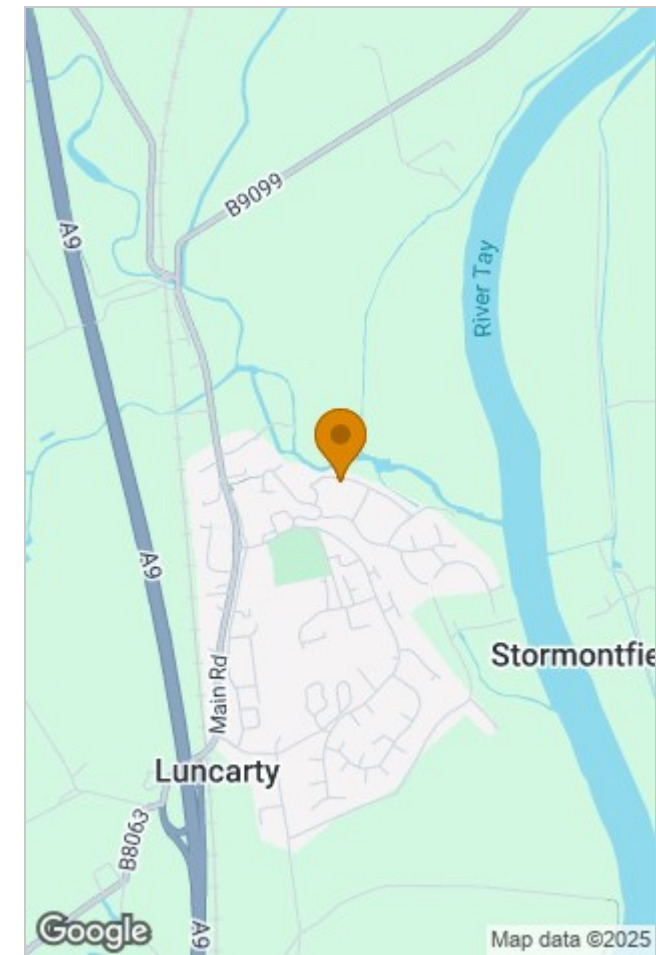


Location

Luncarty is a popular village just four miles north of Perth, offering the charm of rural life with excellent connectivity. The village boasts a primary school, local shop, post office and regular bus service into Perth, making it ideal for commuters and families alike. Outdoor lovers will enjoy nearby walks along the River Tay and local woodland trails, while quick access to the A9 provides easy travel to Inverness or Stirling. Peaceful and community-focused, Luncarty offers a relaxed lifestyle with all essentials close to hand, and the cultural, retail and leisure attractions of Perth just a short drive away.







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.

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