



**16 Marshall Gardens, Perth
PH1 3YX**
Offers over £219,950

Simple Approach are delighted to welcome this bright and spacious detached family home on Marshall Gardens to the residential market of Perthshire. Set in the heart of the ever desirable village of Luncarty, just North of the City of Perth this lovely property could not be better located for its nearby amenities without compromising the benefits of a tranquil cul-de-sac location within a picturesque, semi-rural setting. This property offers any first time buyer or growing family ample living space across two floors, comprising a front-facing lounge, a fitted kitchen with ample room for family dining, three double bedrooms (one on the ground floor), a shower room and a further family bathroom with shower over bath facility. This beautiful villa boasts sought-after features such as Space Storage Heaters (1 year old), double glazing, a well maintained garden to the front and rear and a good-sized private driveway, Marshall Gardens is a must view to appreciate the home on offer and the idyllic location.

Entrance Hallway

10'11" x 10'6" (3.35 x 3.22)

Lounge

8'8" x 13'6" (2.66 x 4.14)

Bedroom

8'8" x 7'9" (2.65 x 2.38)

Shower Room

4'9" x 6'4" (1.46 x 1.94)

Kitchen

18'2" x 6'9" (5.54 x 2.08)

Bedroom

11'5" x 11'11" (3.49 x 3.65)

Bedroom

7'10" x 11'11" (2.40 x 3.65)

Bathroom

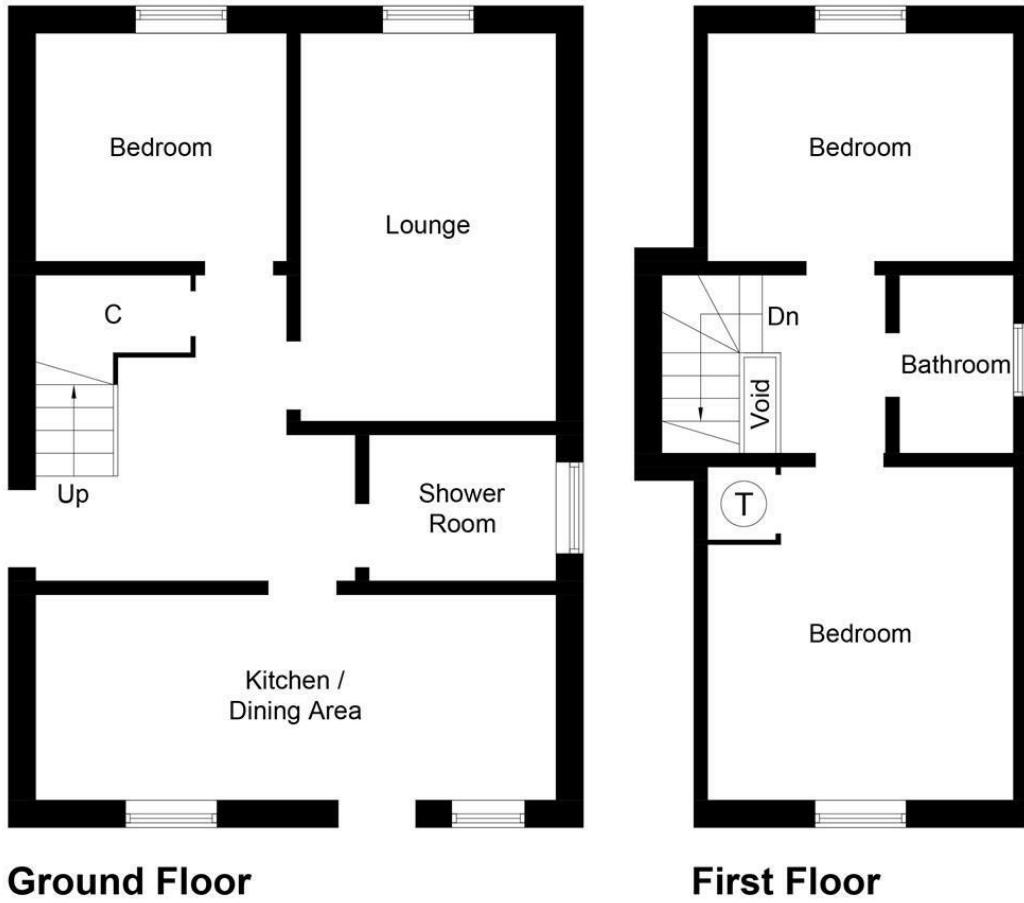
5'8" x 6'0" (1.73 x 1.84)





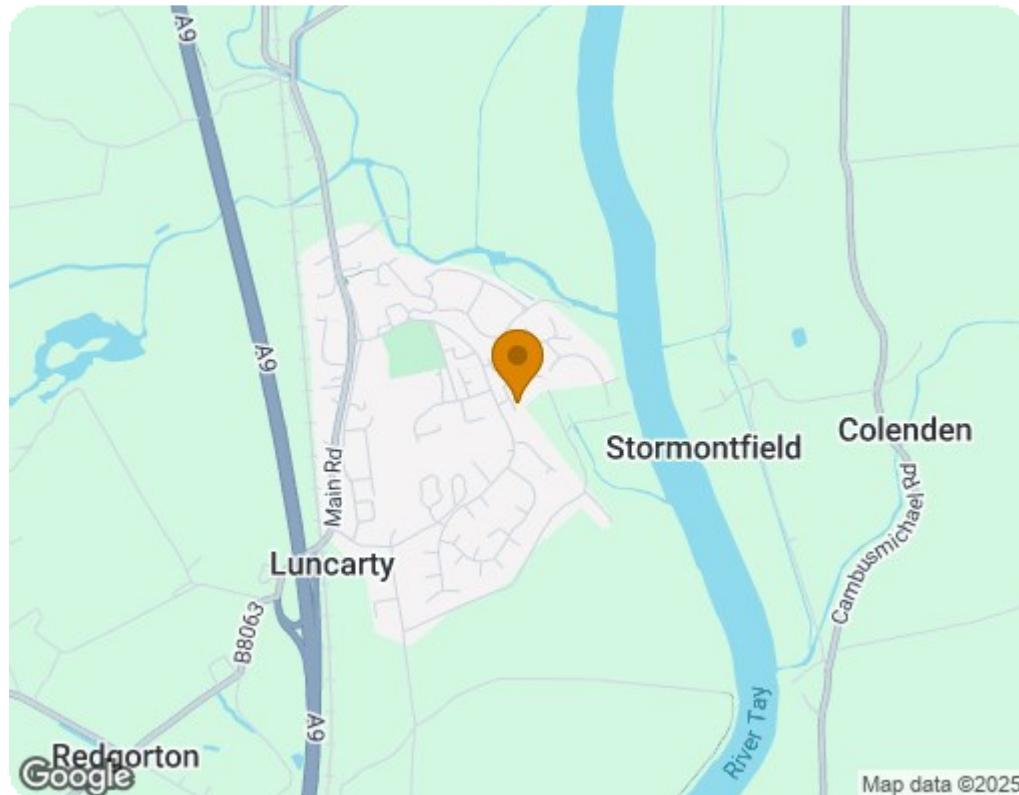
- Three Double Bedroom Villa
- Quiet Cul-De-Sac Location
- Sought After Village Location
- Easily Maintained Gardens
- Private Large Driveway
- Close To A Very Sought After School and Local Shop





Ground Floor

First Floor



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Scotland			

Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			61
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
Scotland			