

Simple Approach



14 Hatton Road, Perth
PH1 3UZ

Offers over £192,950

Simple Approach are pleased to welcome this Semi-Detached Bungalow on Hatton Road to the Perthshire residential sales market. . Set in the heart of the desirable village of Luncarty this property is ideally-placed to take advantage of nearby amenities such as a shop, hairdresser, primary school and regular bus route to and from Perth City Centre without compromising the benefits of a tranquil village location. This property lends itself to a wide range of buyers including first time buyers, families and mature buyers.

This lovely home offers spacious accommodation set across one accessible floor, comprising; a welcoming entrance hallway, a bright and spacious lounge, good sized kitchen, two generous bedrooms and a shower room. Externally the property enjoys a private driveway, garage and well maintained rear garden. Viewing is essential to appreciate the full package on offer, as well as the sought-after village location.

Lounge

14'1" x 13'9" (4.30 x 4.21)

Kitchen

11'5" x 9'6" (3.49 x 2.90)

Bedroom One

8'9" x 7'9" (2.69 x 2.38)

Bedroom Two

9'5" x 9'3" (2.89 x 2.82)

Shower Room

4'7" x 6'9" (1.41 x 2.07)





- Semi-Detached Bungalow
- Sought After Village Location
- Two Generous Bedrooms
- Private Driveway & Garage
- Bright & Spacious Lounge
- Well Maintained Rear Garden



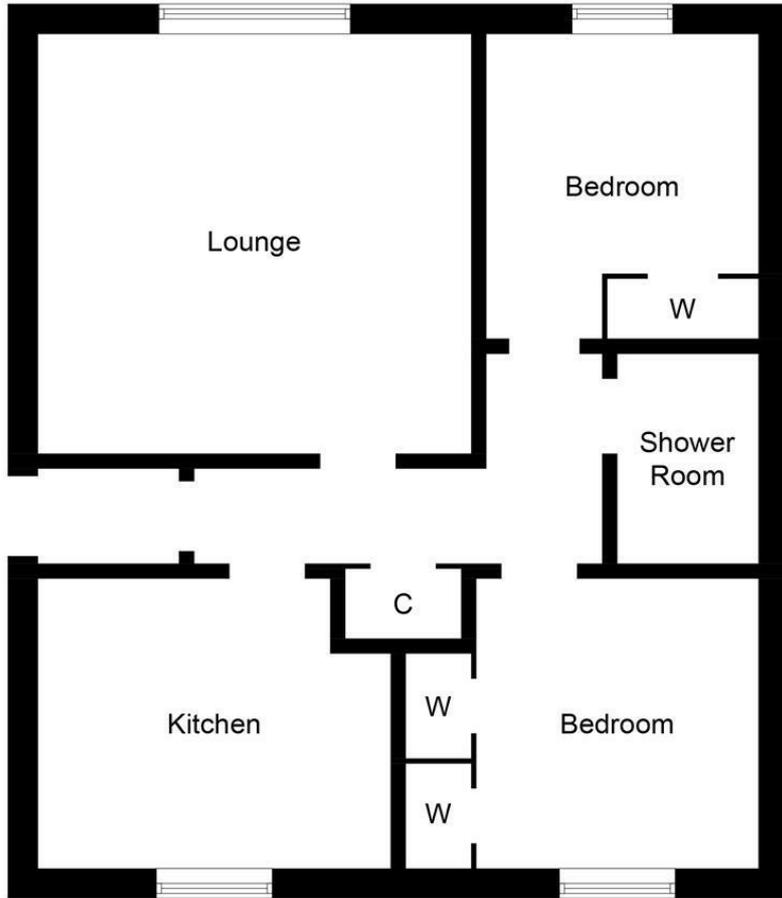
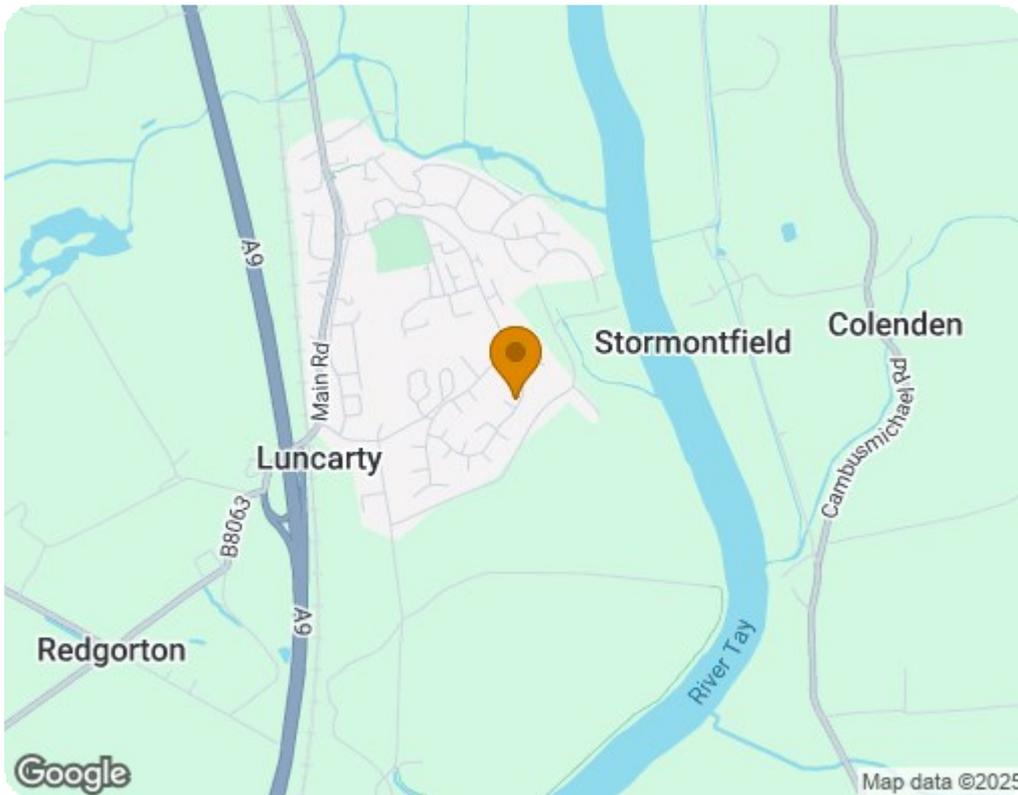


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1140288)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC