

Simple Approach



**54 Hatton Road, Perth
Perthshire PH1 3UZ**

Offers over £217,000

Simple Approach are delighted to welcome this detached bungalow on Hatton Road to the Perthshire 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, growing families and mature buyers, comprising a bright and spacious lounge, a dining room with sliding door out to the garden, kitchen, three sizable bedrooms with fitted wardrobes and master en-suite with an additional wet room, all set across one accessible floor. Externally this property enjoys a generous plot with a private driveway to the front, as well as a single garage for additional parking where needed. To the rear there is a good-sized garden which has been well maintained with a private outlook to towards the back, with a patio area perfectly situated to enjoy the sunshine. Viewing is essential to appreciate the full package on offer, as well as the sought-after village location.

Lounge

18'5" x 12'5" (5.62 x 3.80)

Entrance Hallway

19'1" x 3'10" (5.83 x 1.19)

Diningroom

12'1" x 9'1" (3.69 x 2.79)

Kitchen

9'6" x 10'5" (2.90 x 3.19)

Utility Room

5'4" x 7'2" (1.65 x 2.19)

Bedroom 1

10'1" x 7'2" (3.09 x 2.19)

Bedroom 2

11'5" x 11'4" (3.49 x 3.47)

Bedroom 3

11'5" x 8'9" (3.48 x 2.69)

Bathroom

7'6" x 6'4" (2.29 x 1.94)

External

Well manicured gardens to the front and rear both mainly laid to lawn with a large gravelled driveway to the front leading to the garage. At the rear the garden is enclosed for safety and privacy ideal for children and pets. Large patio area perfect for outdoor furniture making barbecues and relaxing in the summer sun a perfect experience.

Location

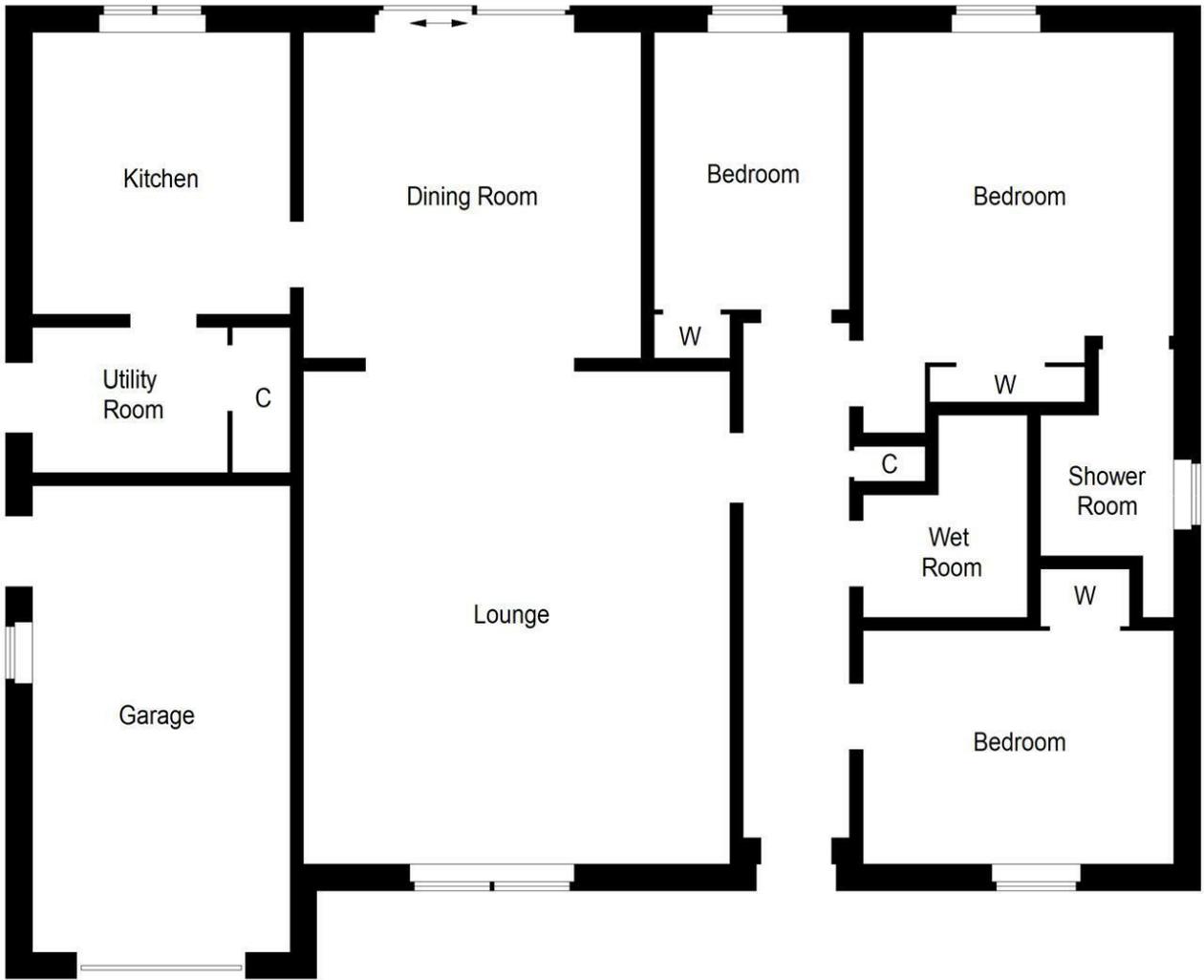
Set within the heart of Luncarty, this property is a short walk away from all local amenities including a nearby shop and Luncarty Primary School as well as being a few minutes' drive away from all amenities found in Perth City Centre which lies just four miles to the South. A regular bus route is available on the Main Street of the village for routes into Perth and the motorway is perfect for the commuter seeking quick routes into larger Cities such as Dundee, Edinburgh & Inverness and towards the Central Belt.





- Three Bedrooms With Fitted Storage
- Wet Electric Heating
- Sought After Village Location
- Large Lounge with Additional Dining Room
- Private Parking with Single Garage
- ***CLOSING DATE MONDAY 19TH APRIL ***
- Modernisation Required
- Enclosed Rear Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	25	49
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	36	55
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC