

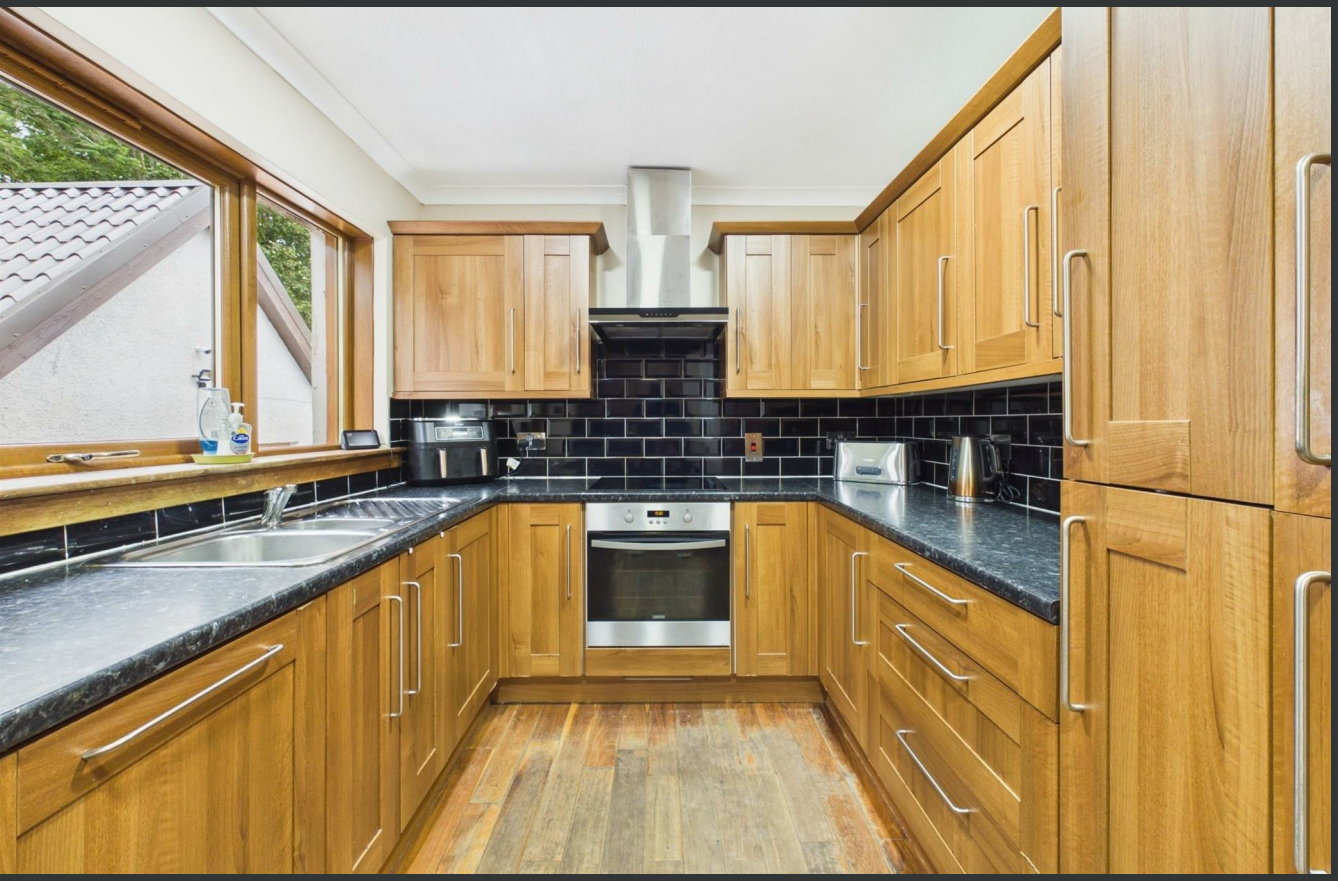
13 Hatton Place, Luncarty, PH1 3UY

Offers over £295,000

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13 Hatton Place
Luncarty, PH1 3UY

Offers over £295,000

- Attractive four-bedroom detached home
- Spacious and versatile living accommodation
- Private garden with raised decking area
- Floored garage loft with staircase access
- Electric vehicle charging point
- Peaceful cul-de-sac setting
- Two bathrooms
- Substantial detached garage/workshop
- Generous driveway parking for up to six vehicles
- Woodland and riverside walks close by



13 Hatton Place is an attractive four-bedroom detached home enjoying a peaceful cul-de-sac setting in Luncarty, with spacious accommodation, excellent outdoor space and an impressive detached garage/workshop.

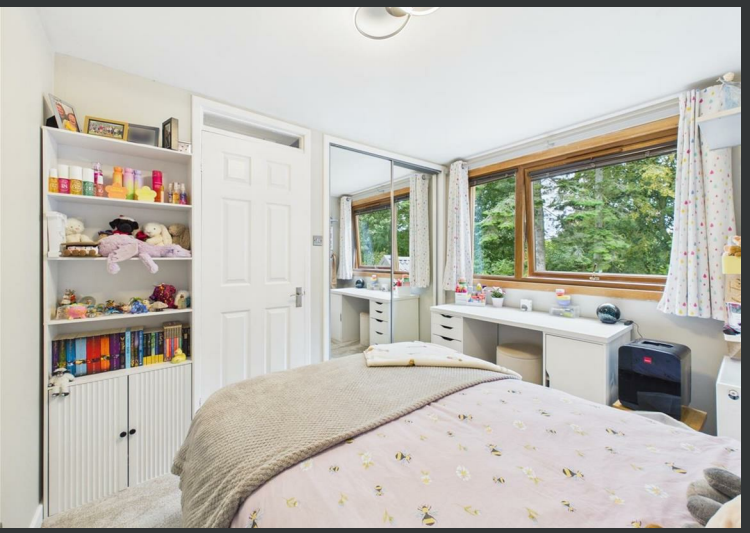
The ground floor includes a comfortable living room with plenty of space for everyday family life, while the separate dining room provides a dedicated area for meals and entertaining. Positioned directly off the dining room, the glass garden room creates a bright space enjoying pleasant views over the rear garden. The fitted kitchen provides good storage and worktop space.
Also on the ground floor is the fourth bedroom, currently utilised as a second lounge, offering flexibility depending on requirements. A ground-floor bathroom adds further practicality to the layout. Upstairs, there are three bedrooms, including a well-proportioned main bedroom with mirrored wardrobes. A second bathroom serves the upper floor, making the accommodation especially convenient for family living. Outside, the private rear garden features a substantial raised decking area, occupying approximately a third of the garden and providing excellent space for outdoor entertaining, with the remainder mainly laid to lawn. The front garden is also laid to lawn, while a generous gravel driveway provides off-street parking for approximately six vehicles, alongside an EV charging point. A particularly impressive feature is the substantial detached garage/workshop, offering space for two vehicles parked in tandem. It benefits from electricity, a wide electrically operated roller door and separate side access. A permanent staircase leads to an extensive floored loft area, providing exceptional additional storage. The property also enjoys a wonderful position within a quiet cul-de-sac, with woodland to the rear and beautiful walking routes towards the River Tay nearby, making it particularly appealing to families and outdoor enthusiasts.

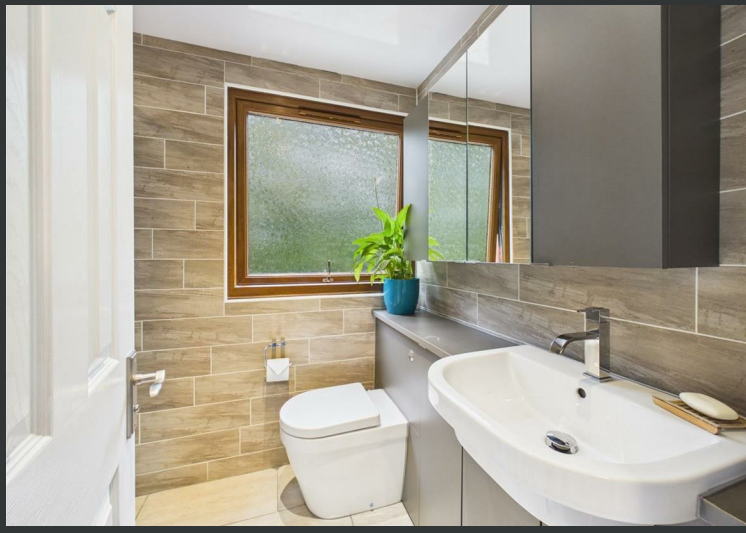






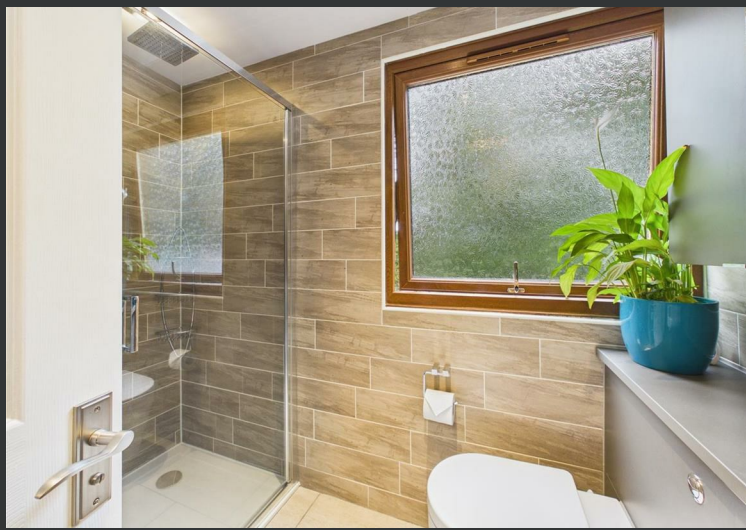


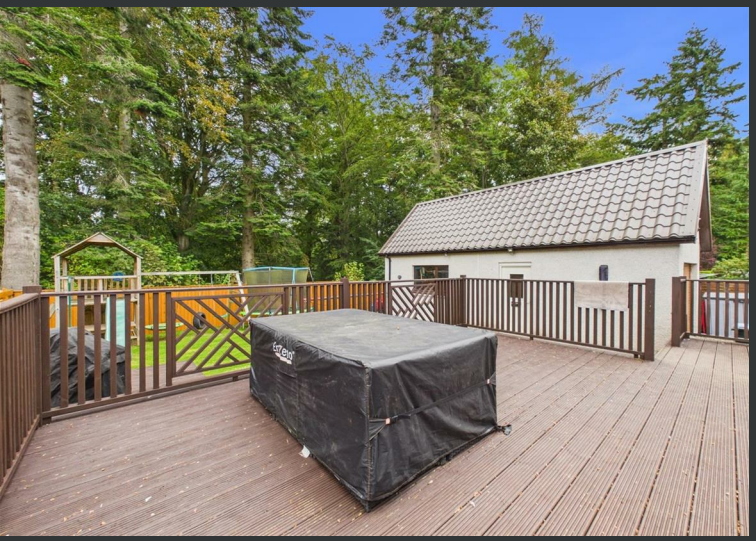


Location

Hatton Place is situated within the popular Perthshire village of Luncarty, offering a convenient setting with easy access to Perth and the surrounding countryside. The village provides a range of everyday services and has a strong residential feel, while Perth offers a much wider selection of shopping, leisure, dining and transport facilities. Luncarty is well positioned for road connections, including access towards the A9, making it practical for commuting and travel throughout Perthshire and beyond. The surrounding area also offers attractive countryside and outdoor recreation, giving the location a good balance of convenience and village living.



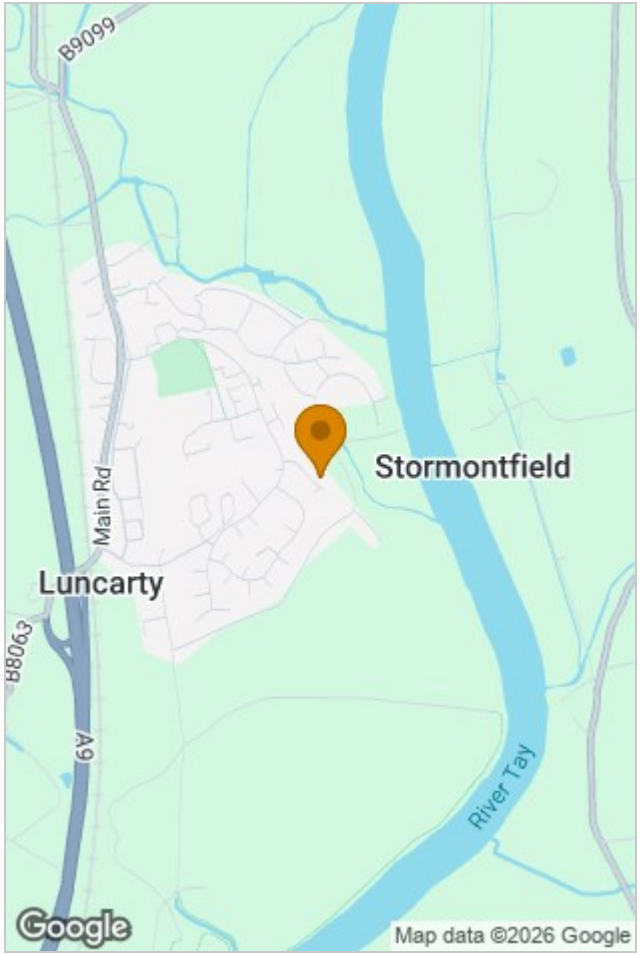


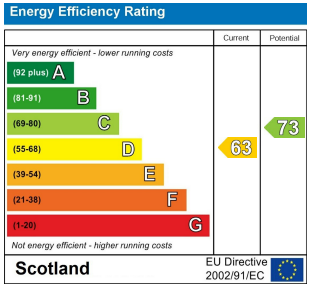



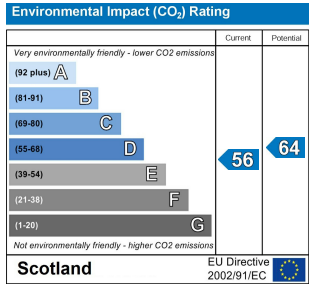










Viewing

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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