



3 Taypark Road, Perth, PH1 3FE
Offers over £320,000

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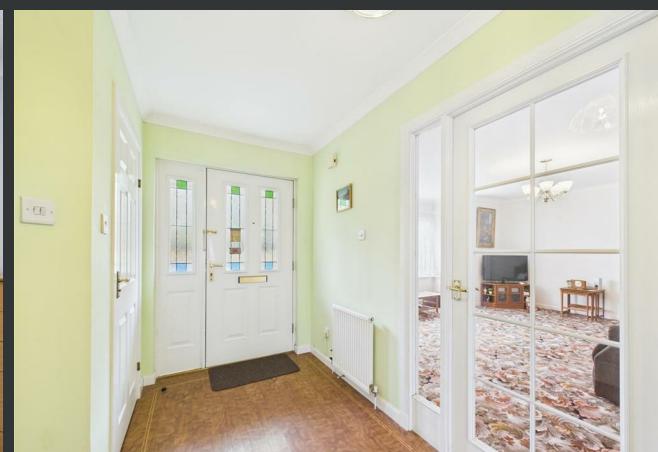
Offers over £320,000

- Detached 4-bedroom bungalow
- Dining kitchen with utility room
- Family bathroom plus additional WC
- Double garage and large driveway
- Over 1,600 sq ft of internal living space

- Bright living room and separate dining room
- Principal bedroom with en suite
- Home office/study space
- Generous wraparound garden with patio and lawn
- Peaceful residential setting close to Perth

Positioned on a generous corner plot in the popular village of Luncarty, 3 Taypark Road is a beautifully spacious four-bedroom detached bungalow offering flexible living and a wealth of practical features. Boasting over 1,600 sq ft of internal space, the home is ideal for growing families, downsizers, or those seeking single-level living without compromise.

Internally, the property is well-laid out with a bright living room, a dining kitchen with integrated appliances and adjoining utility room, and a separate dining room perfect for entertaining. The four bedrooms are all well-sized, with the principal bedroom benefitting from its own en suite shower room. There's also a family bathroom plus additional WC. Externally, the home enjoys an impressive rear garden with lush lawns, colourful borders, and patio seating area. The front is low-maintenance with a wide driveway and a double garage providing ample parking and storage. Well-maintained throughout, this home is ready to move into with scope to personalise over time. With peaceful surroundings, excellent local amenities and easy access to Perth, this is a fantastic opportunity to secure a forever home in a desirable residential setting.

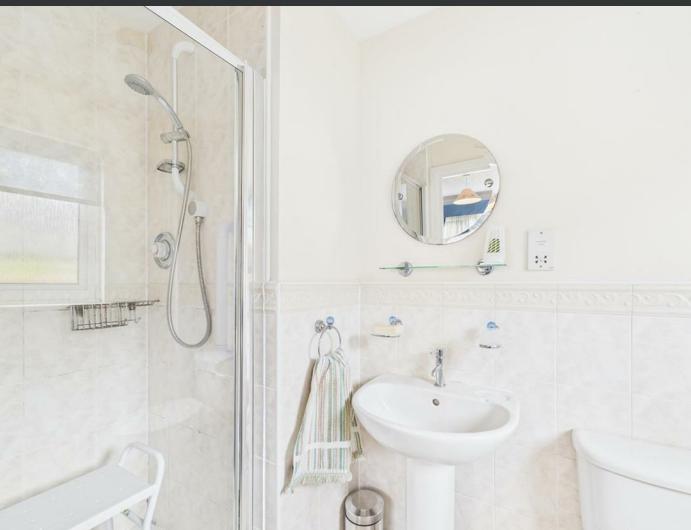


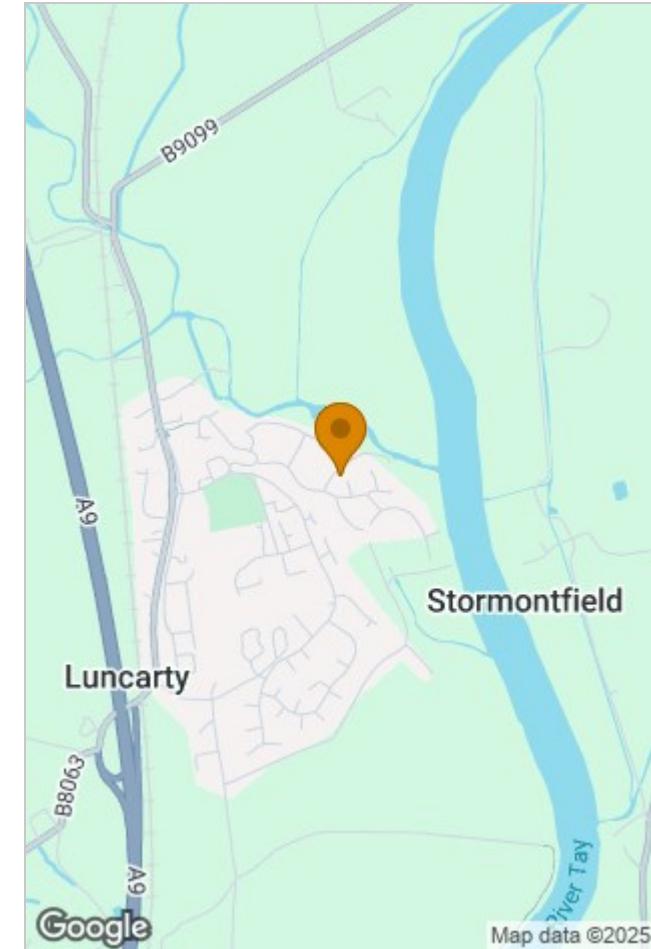
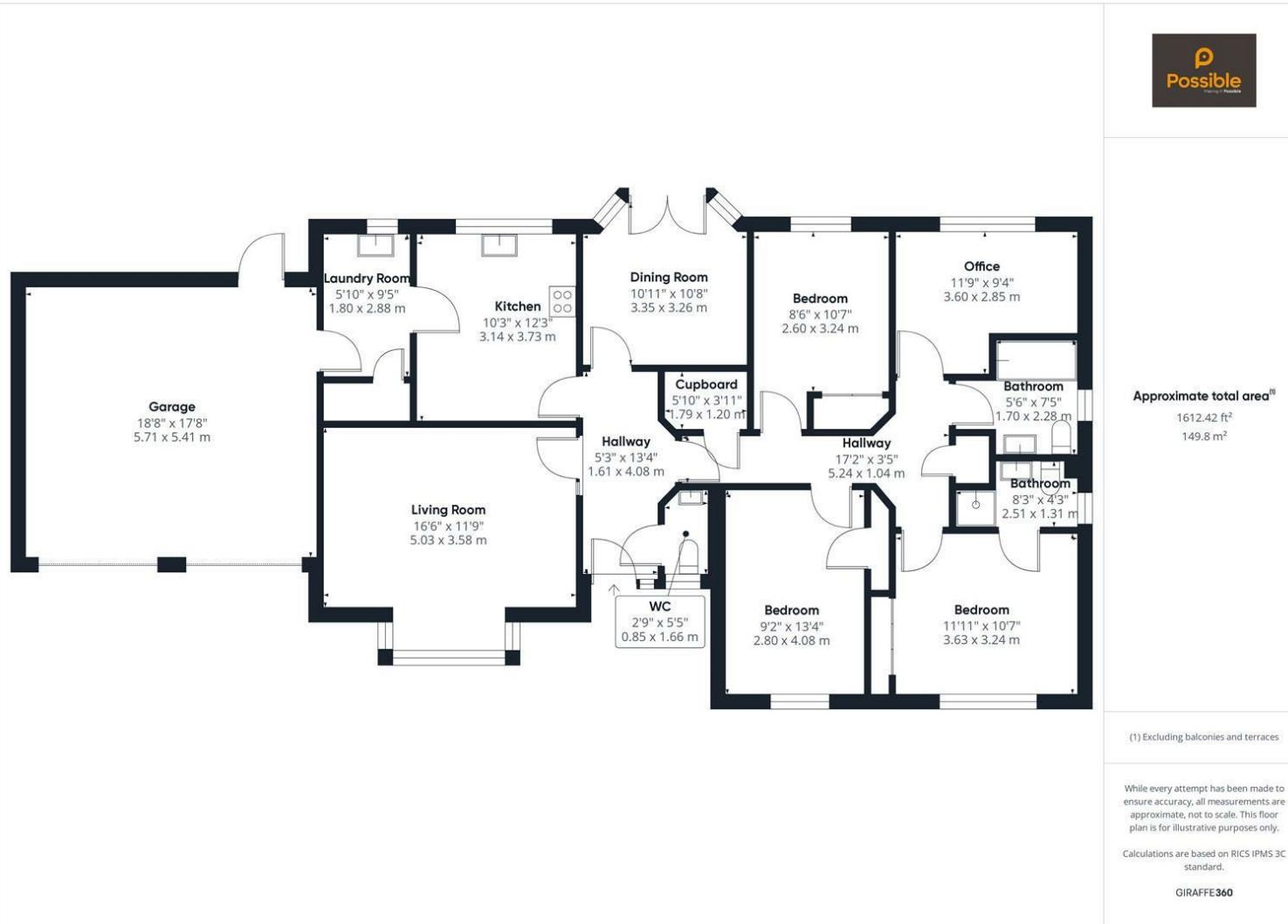


Location

Luncarty is a friendly and well-established village just a few miles north of Perth, offering a wonderful balance of tranquil countryside charm with convenient city access. The area benefits from a local shop, primary school, and regular bus services, making it a practical choice for families and commuters alike. Outdoor enthusiasts will enjoy scenic river walks and the surrounding Perthshire countryside. The nearby A9 provides easy connections north to the Highlands or south to Perth and beyond. With strong community spirit and close proximity to larger amenities in Perth, Luncarty is a sought-after spot for a relaxed village lifestyle.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	EU Directive 2002/91/EC
		82	71
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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.