Premier Properties
Perth

30 Marshall Road, Perth, PH1 3UT

Offers Over £255,000

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Upon entering, you are welcomed by a spacious hallway that leads to a bright and inviting living room, perfect for relaxation. The property features a well-appointed kitchen with a utility area, a shower room, and three comfortable bedrooms, making it an ideal home for families or those seeking single-level living.

The bungalow is equipped with oil central heating and is double glazed throughout, ensuring warmth and energy efficiency. To the front, a monobloc driveway provides private parking leading to a single garage, while the garden grounds encompass both front and rear spaces. The enclosed rear garden is predominantly laid to lawn, complemented by planting areas and a paved patio, creating an excellent setting for alfresco dining and entertaining guests.

Luncarty boasts a range of local amenities, including a general store, hairdresser, bowling club, and football club, catering to everyday needs. Additionally, a regular bus service connects the village to surrounding areas, while the nearby Inveralmond roundabout offers easy access to major cities in the central belt and the vibrant city of Perth.

- 3 bed detached bungalow
- Oil central heating
- Double glazed throughout
- Monobloc driveway
- Enclosed rear garden
- Close to local amenities
- Easy access to Perth

30, Marshall Road Luncarty, PH1 3UT

GROSS INTERNAL AREA
TOTAL: 944 sq.ft, 87.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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