

Three bedroom Villa close to local school

With two reception rooms and downstairs cloakroom







4 Marshall Place

Luncarty, Perth, Perthshire, PH1 3UU

Scan Here!

3 BED

1 BATH + WC

NEAR SCHOOLS

ENERGY F EPC RATING

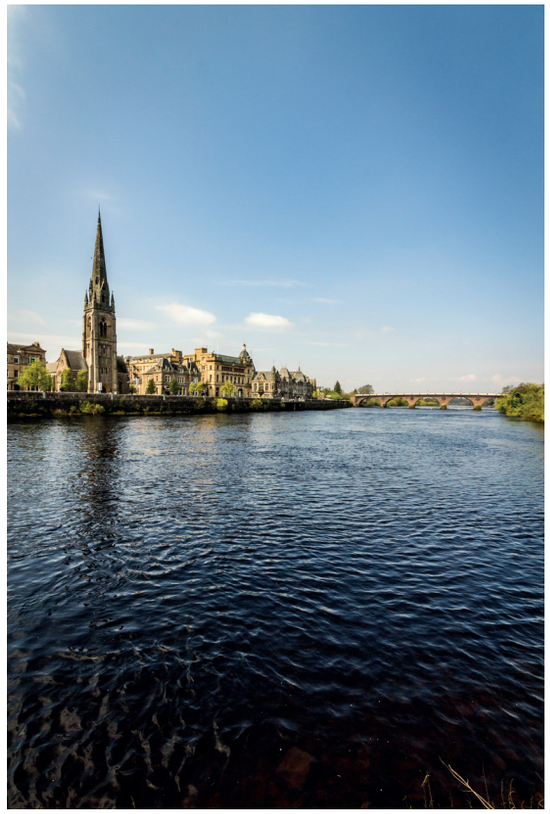
McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01738 500 655
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available

HUNTINGTOWER CASTLE | RIVER TAY | RODNEY GARDENS









4 MARSHALL PLACE

Luncarty
Perthshire



Location

Situated in the highly popular village of Luncarty. The village is ideally placed for accessing all of the main road networks, making it ideal for commuting. There are many local amenities including a reputable school and village shop/Post Office. Perth is a short drive away for all your main shopping needs and Dunkeld is located a short distance away in the other direction. The local school is located just behind the property.







Property Description

Part Exchange available! We're delighted to offer onto the market this well sought-after three bedroom villa within close proximity of Luncarty Primary School. Approach through the front into the entrance hall with stairs to first floor, under-stairs cupboard, built in storage cupboard and access to all rooms including the WC. The cloakroom is a two-piece suite with front aspect window. The living room is located at the front with double glazing to front elevation and throughout, wall mounted storage heater, coal effect electric fire with surround and hearth. Archway through to the dining room with rear aspect outlook and access to the kitchen. The kitchen comprises of a range of eye and base level units with roll top work surfaces incorporating single bowl stainless steel sink unit with mixer tap and drainer. Space and plumbing for washing machine, space for free standing oven. Space for upright fridge and freezer, rear aspect double glazed window, tiled walls and two larder cupboards with shelving and power. First floor landing provides access to all rooms and loft space. The property enjoys three double bedrooms two with fitted sliding double wardrobes and the other enjoys a single wardrobe. The refitted family shower room has been recently upgraded.

Outside the front garden has been skilfully maintained and enjoys a shrubbery with patio area fully enclosed. To the rear is a patio with outside lighting and water tap. Space for free standing shed and greenhouse and area to sit in. Access gate for bins to the rear.



















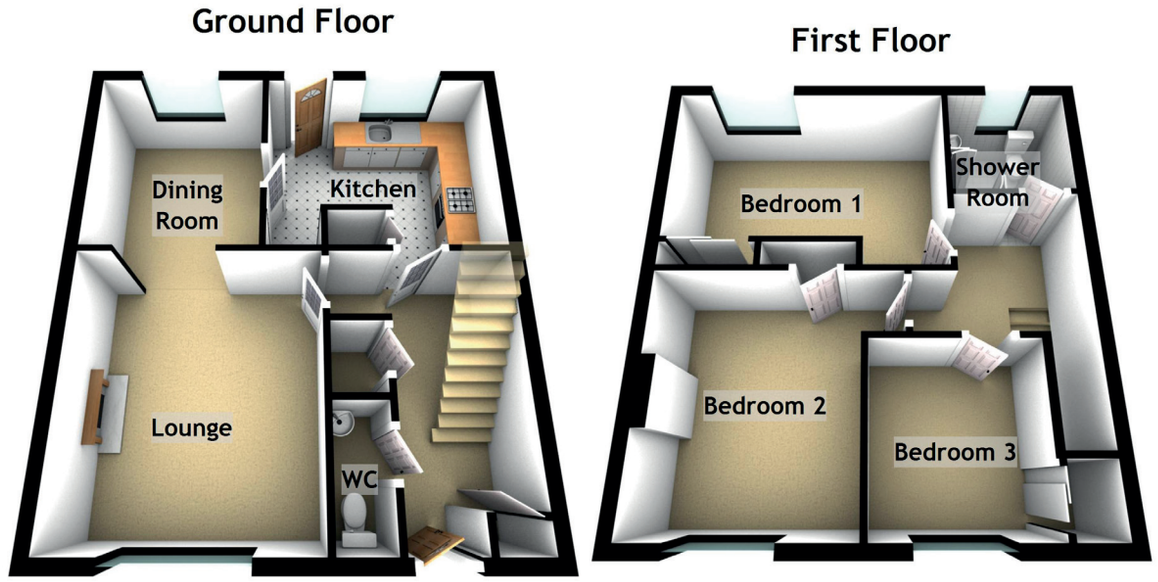


Bedrooms, WC & Shower Room







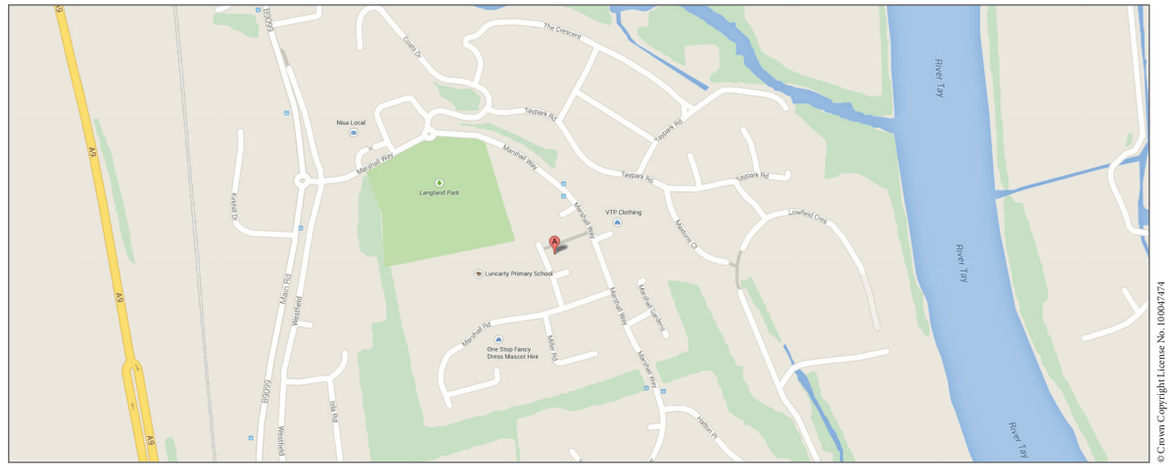


APPROXIMATE DIMENSIONS
(Taken from the widest point)

Lounge	4.00m (13'1") x 3.50m (11'6")
Dining Room	3.00m (9'10") x 2.60m (8'6")
Kitchen	3.60m (11'10") x 3.00m (9'10")
Bedroom 1	4.30m (14'1") x 2.72m (8'11")
Bedroom 2	3.60m (11'10") x 3.00m (9'10")
Bedroom 3	2.60m (8'6") x 2.50m (8'2")
Shower Room	1.90m (6'3") x 1.80m (5'11")
WC	1.60m (5'3") x 0.80m (2'7")

EXTRAS
(Included in the sale)

Floor coverings, greenhouse and shed are included within the sale.



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Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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Surveyor



Professional photography
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