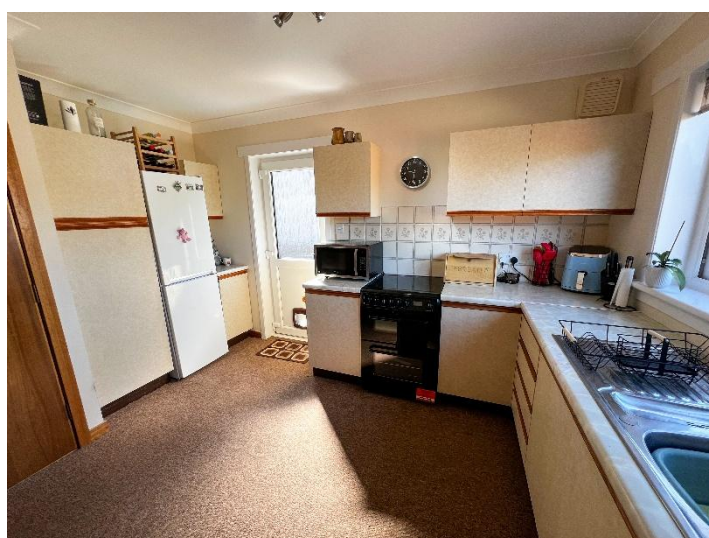




39 HATTON ROAD, LUNCARTY, PERTH, PH1 3UZ
OFFERS OVER £225,000



HOME REPORT VALUATION **£225,000**

EPC RATING

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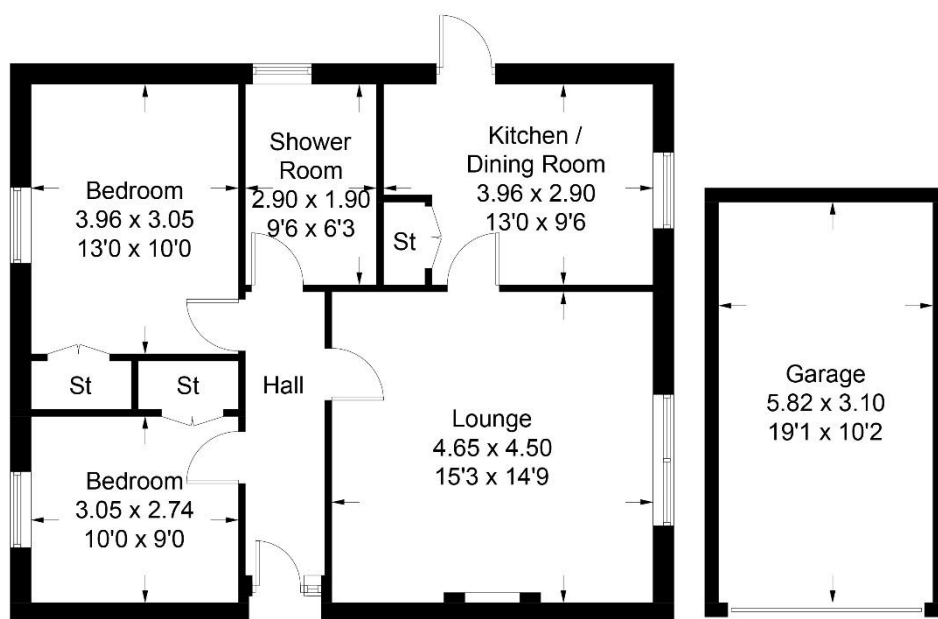
This 2-bedroom bungalow has been well maintained throughout and is in a move-in condition. The property is situated within a quiet cul-de-sac of similar style properties on Hatton Road. The village benefits from amenities including local primary school, park, grocery store, bowling club and football club. There are also tranquil walks along the River Tay and Shochie Burn.

The property opens to the entrance hallway which is laid with carpet flooring. The spacious lounge is located to the front of the property and benefits from a large window looking over the front garden, allowing ample natural light into this room. There is suitable space for a dining and the room is finished with a decorative fireplace with marble effect surround and wooden mantle. A Georgian door opens to the large kitchen which is fitted with wall and base units and a further storage cupboard. There is a window with fitted blinds over the stainless-steel sink and a uPVC and glass door providing access to the rear garden.

The two double bedrooms are of a good size, both with fitted wardrobes and views over the rear garden. The modern shower room benefits from a large walk-in shower with wet wall surround matching to the surround of the wash hand basin. The vanity unit and wall mounted mirrored cabinet both provide suitable storage space. The room is finished with a stainless-steel heated towel rail and laminate flooring.

To the front of the property is a large stone-chipped driveway leading to the garage providing plentiful space for off-street parking. The garden is also laid with stone chips and mature shrubs. The rear garden is a quiet space with summer house and awning which is available for separate negotiation.

This is an fantastic opportunity to purchase a property within the picturesque village of Luncarty and early viewing is highly recommended.



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1205294)



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