



**Premier
Properties**
Perth



16 Coats Drive, Perth, PH1 3FD Offers Over £275,000

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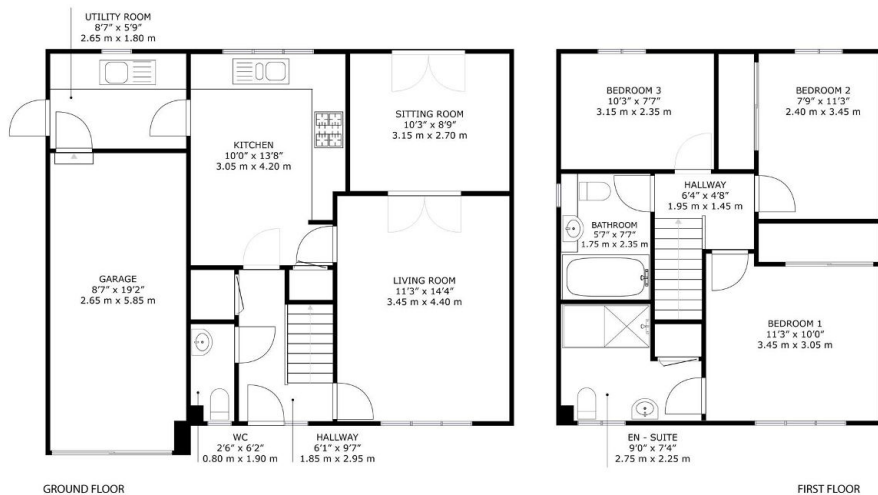
The two bathrooms ensure convenience for all occupants. The layout of the house is thoughtfully designed, allowing for a seamless flow between the living spaces.

Warmth is offered through LPG heating, the windows are double glazed throughout. Whether you are enjoying a quiet evening in or with friends and family, this home is sure to meet your needs.

Surrounded by the picturesque scenery of Perthshire, this home offers a tranquil environment but also easy access to local amenities and transport links. The Inveralmond Roundabout is just a short drive away, providing easy commuting to all major cities and access to the city of Perth.

This property presents an excellent opportunity for those looking to settle in a peaceful yet accessible location. Don't miss the chance to make this lovely house your new home.

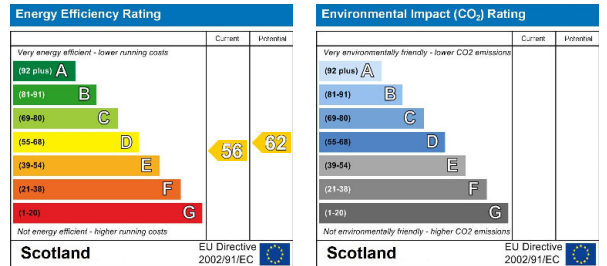
- 3 spacious bedrooms
- 2 modern bathrooms
- 2 reception rooms
- Detached house
- Located in Luncarty, Perth
- Close to local amenities
- Easy access to transport links
- Ideal family home
- Viewing recommended
- Quiet residential area



16 Coats Drive Luncarty, Perth, PH1 3FD

GROSS INTERNAL AREA
GROUND FLOOR : 591 sq. ft./54.9 m², FIRST FLOOR : 533 sq. ft./49.5 m²
TOTAL: 1124 sq. ft./104.4 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.