



**Premier
Properties**
Perth



30 Marshall Road, Perth, PH1 3UT Offers Over £255,000

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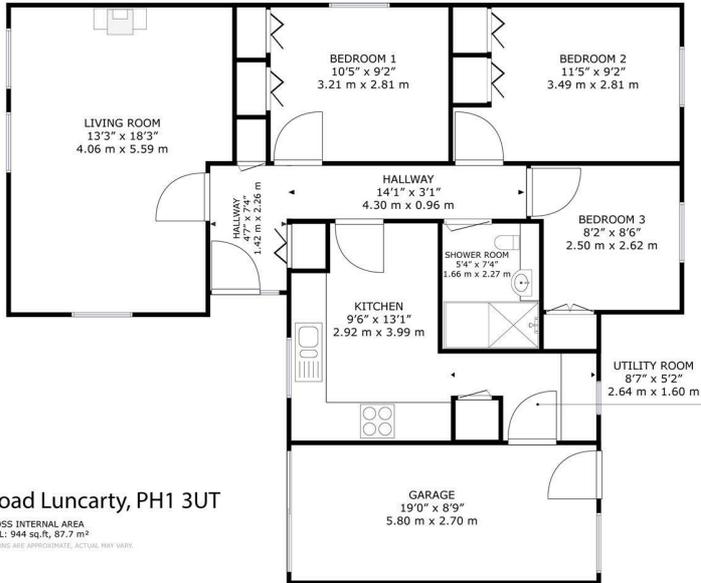
Upon entering, you are welcomed by a spacious hallway that leads to a bright and inviting living room, perfect for relaxation. The property features a well-appointed kitchen with a utility area, a shower room, and three comfortable bedrooms, making it an ideal home for families or those seeking single-level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





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	56	(39-54) E	48
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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