



**Premier  
Properties**  
Perth



## 40 Coats Drive, Perth, PH1 3FD

Offers Over £285,000



The property is set over two levels and comprises a welcoming entrance hall, a fantastic-sized living room leading through to a dining area, a modern kitchen fitted with integrated appliances, a utility room, a conservatory with direct access to the rear garden, and a convenient W.C. Completing the ground floor is a versatile fourth bedroom, which could also be utilised as a home office, study or snug.

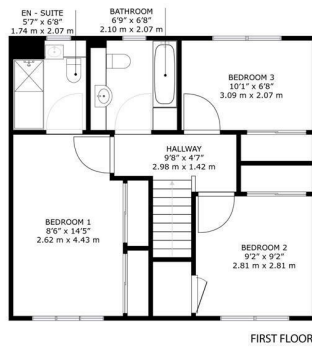
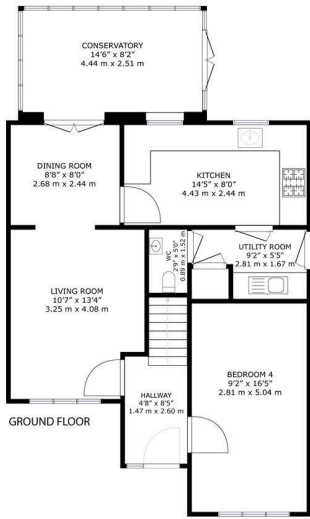
On the upper level, there are three further well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. The property further benefits from excellent storage solutions throughout, as well as gas central heating.

Externally, the property occupies a fantastic-sized private plot. A driveway provides off-street parking for a number of vehicles, while the enclosed rear garden is mainly laid to lawn and features a patio area, creating the perfect space for outdoor dining, entertaining and relaxing during the summer months.

Early viewing is highly recommended, as this impressive family home is sure to attract significant interest.

- 4 spacious bedrooms
- 2 bathrooms
- Located in Luncarty
- Near Perth amenities
- Quiet location
- Ideal family home
- Close to schools





**40, Coats Drive Luncarty, PH1 3FD**

GROSS INTERNAL AREA  
 GROUND FLOOR - 769 sq. ft./71.4 m<sup>2</sup>, FIRST FLOOR - 483 sq. ft./44.9 m<sup>2</sup>,  
 TOTAL: 1252 sq. ft./116.3 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>56</b>		<b>71</b>
	<b>65</b>		<b>76</b>
<b>Scotland</b>	EU Directive 2002/91/EC	<b>Scotland</b>	EU Directive 2002/91/EC



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