Premier Properties
Perth

44 Coats Drive, Luncarty, PH1 3FD

Offers Over £275,000

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Upon entering, you are greeted by a welcoming entrance hall that leads to a wonderfully sized living room, seamlessly flowing into a dining area, perfect for family gatherings. The fully fitted kitchen is complemented by a practical utility room. A bright conservatory offers direct access to the rear garden, creating a lovely space for relaxation and enjoyment. Additionally, the ground floor features a versatile fourth bedroom, which could easily serve as a home office, study, or snug, catering to your family's needs.

Ascending to the upper level, you will find three well-proportioned bedrooms, with the principal bedroom enjoying the luxury of an en-suite shower room. The property is designed with excellent storage solutions throughout, ensuring a clutter-free environment, and is equipped with gas central heating for your comfort.

Externally, the home is set on a generous private plot, featuring a driveway that provides off-street parking for multiple vehicles. The enclosed rear garden is a true highlight, offering a mix of chipped areas and lawn, creating an ideal setting for outdoor dining, entertaining, or simply unwinding during the warmer months.

This property is a wonderful opportunity for families looking to settle in a friendly community, with all the space and amenities needed for modern living.

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.

- Spacious 4-bedroom home
- Detached house in Luncarty
- Large living room and dining
- Conservatory with garden access
- Principal bedroom with en-suite
- Versatile fourth bedroom/office
- Private garden
- Off-street parking available
- Gas central heating
- Viewing highly recommended

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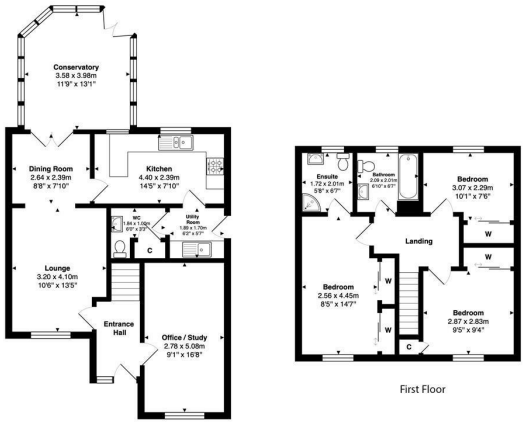
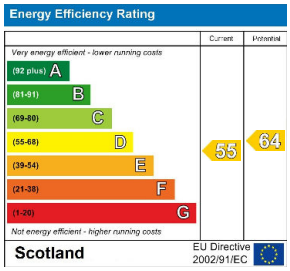
Total Area: 121.6 m² ... 1309 ft²

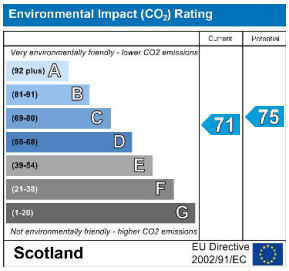
All measurements are approximate and for display purposes only



Ground Floor

First Floor





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