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Leading Perthshire Estate Agency

41 Marshall Way, Luncarty, Perth, PH1 3UX

Offers Over £395,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

41 Marshall Way, Luncarty, Perth, PH1 3UX

Many thanks for your interest with 41 Marshall Way, Luncarty, Perth, PH1 3UX.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are reknown in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

About the Area

Luncarty is a very desirable village which is ideally placed for accessing the A9 trunk route providing access to the North and South.

The village offers an extensive range of amenities including a fantastic nursery, beauty and hair salon, shop, restaurant and excellent primary school.





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Property Summary

Next home are delighted to bring to the market this immaculately presented 4 bedroom detached villa situated in the sought after village of Luncarty.

The property occupies an excellent sized plot and would make an ideal family home with spacious accommodation set over 2 levels comprising: entrance hall with storage, lounge with woodburning stove, open plan kitchen dining room, utility room, 4 double bedrooms with principal en-suite and a very modern Jack and Jill 4 piece bathroom with roll top bath, double shower unit, w/c and wash hand basin.

Off street is provided via a driveway that leads to a double garage. There is a large rear garden that is fully enclosed with timber fencing, mainly laid to lawn for ease of maintenance and a patio area ideal for hosting and relaxing in the summer months.

Additionally there is large wooden workshop with fully power and lighting.

Gas central heating and double glazing throughout.



Key property features

- ✓ Immaculately presented
- ✓ 4 double bedrooms
- ✓ Modern and newly fitted Jack & Jill bathroom
- ✓ Open plan kitchen/dining
- ✓ Large corner plot
- ✓ Ideal family home
- ✓ Popular residential area
- ✓ Close to Perth
- ✓ Woodburning stove
- ✓ Workshop with full power.













Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

ENTRANCE HALL

LOUNGE

18' 7" x 14' 7" (5.66m x 4.44m)

KITCHEN/DINER

23' 6" x 11' 6" (7.16m x 3.51m)

UTILITY ROOM

7' 2" x 6' 9" (2.18m x 2.06m)

WC

7' 2" x 3' 8" (2.18m x 1.12m)

BEDROOM

20' 6" x 12' 8" (6.25m x 3.86m)

ENSUITE

7' 1" x 6' 8" (2.16m x 2.03m)

BEDROOM

14' 4" x 13' 1" (4.37m x 3.99m)

BEDROOM

17' 2" x 12' 8" (5.23m x 3.86m)

BEDROOM

14' 2" x 8' 5" (4.32m x 2.57m)

JACK & JILL BATHROOM

13' 8" x 7' 2" (4.17m x 2.18m)

DOUBLE GARAGE

PLEASE NOTE: 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 or representations 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 representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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