

# Buy your next home with Next Home

Leading Perthshire Estate Agency

48 Hatton Road, Luncarty, PH1 3UZ

Offers Over £290,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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48 Hatton Road , Luncarty, PH1 3UZ

Many thanks for your interest with 48 Hatton Road , Luncarty, PH1 3UZ.

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

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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, local pub, shop, restaurant and excellent primary school.







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# Property Summary

Next Home is pleased to present this beautifully maintained and immaculately presented four-bedroom detached home, located in the highly desirable village of Luncarty, just a short distance from Perth.

Built by the renowned Stephens Homes in 1989, this spacious property offers a superb level of accommodation, thoughtfully laid out to suit modern family living.

Internally, the home features a generous lounge, a contemporary kitchen, a separate dining room, and a practical utility room, all designed to provide comfort and functionality.

The modern kitchen and bathrooms have been upgraded to a high standard, offering both style and convenience.

A bright and welcoming sun lounge to the rear adds to the versatility of the home, creating the perfect space to relax and enjoy the garden views.

All four bedrooms are well-proportioned, with ample room for family or guests, and the overall layout of the property ensures a fantastic balance of shared and private spaces. A floored attic provides excellent additional storage, ideal for keeping the living areas clear and organised.

Externally, the property boasts a mature and well-tended garden, predominantly laid to lawn and complete with a garden shed.

A private driveway leads to the garage, which is fitted with light and power, providing secure parking and further storage space.

Situated close to a range of local amenities and benefitting from excellent transport links to Perth and beyond, this home offers the perfect combination of peaceful village living with easy access to urban facilities.

This is a rare opportunity to purchase a substantial, move-in ready family home in a well-established and sought-after residential area.





# Key property features

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- ✓ Immaculately presented
- ✓ Modern kitchen and bathrooms
- ✓ Spacious accommodation throughout
- ✓ Mature garden
- ✓ Garage & driveway
- ✓ Floored attic space for storage
- ✓ Sun lounge
- ✓ Garage with light and power
- ✓ Excellent transport links
- ✓ Close to local amenities





















An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are set back from the roads by green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

# Have a property to sell?

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

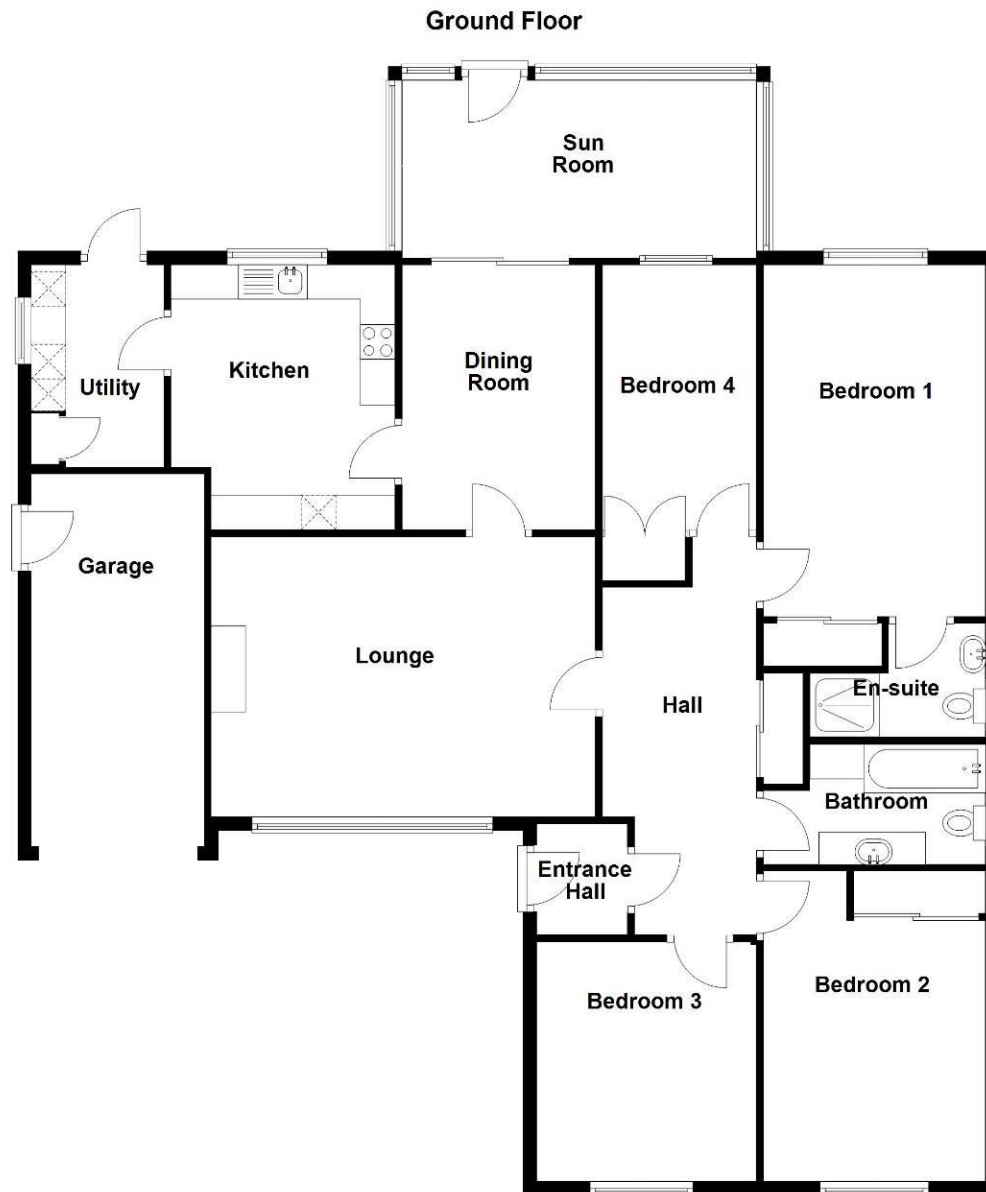


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# Floorplans

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# Property Room sizes

## ENTRANCE HALL

3' 11" x 4' 8" (1.2m x 1.44m)

## HALL

19' 7" x 4' 11" (5.97m x 1.52m)

## LOUNGE

12' 2" x 18' 3" (3.71m x 5.58m)

## KITCHEN

9' 10" x 9' 6" (3m x 2.92m)

## UTILITY ROOM

8' 3" x 5' 3" (2.53m x 1.61m)

## DINING ROOM

9' 10" x 9' 2" (3m x 2.81m)

## SUN ROOM

8' 3" x 16' 7" (2.54m x 5.06m)

## BEDROOM 1

13' 1" x 9' 10" (4m x 3.02m)

## ENSUITE

5' 0" x 7' 5" (1.54m x 2.28m)

## BEDROOM 2

13' 3" x 8' 9" (4.06m x 2.67m)

## BEDROOM 3

8' 11" x 8' 4" (2.74m x 2.56m)

## BEDROOM 4

9' 10" x 7' 4" (3m x 2.25m)

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.



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

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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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

*The only Perthshire estate agent available 7 days until 9pm*

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