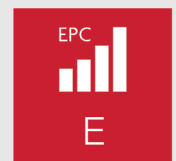




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## Cherry Cottage, Downhill

Luncarty, Perth, PH1 3ER







## Summary

This two-bedroom semi-detached cottage, accompanied by a large attached garage and separate parking for two vehicles, is located on the rural outskirts of Luncarty, a village just 15 minutes' drive (or 20-minute bus journey) from the centre of Perth. It is a convenient and peaceful location, an ideal starter home for those wanting to escape the bustle of the city. In addition to two bedrooms with storage, the cottage features a bathroom, a living room, and a kitchen – all with appealing opportunities for the purchaser to update and personalise to their style and requirements.

Extras: The sale includes all fitted floor and window coverings and light fittings.

## Features

- Quiet village setting close to Perth
- Semi-detached cottage with scope for modernisation
- Entrance hall
- Light-filled living room
- Bright fitted kitchen
- Two double bedrooms with storage
- Bright three-piece bathroom
- South-facing garden, a few minutes walk away
- Large, attached garage
- Electric heating



"A primary school and convenience store serve the village of Luncarty, which is just a short bus or car journey from central Perth."











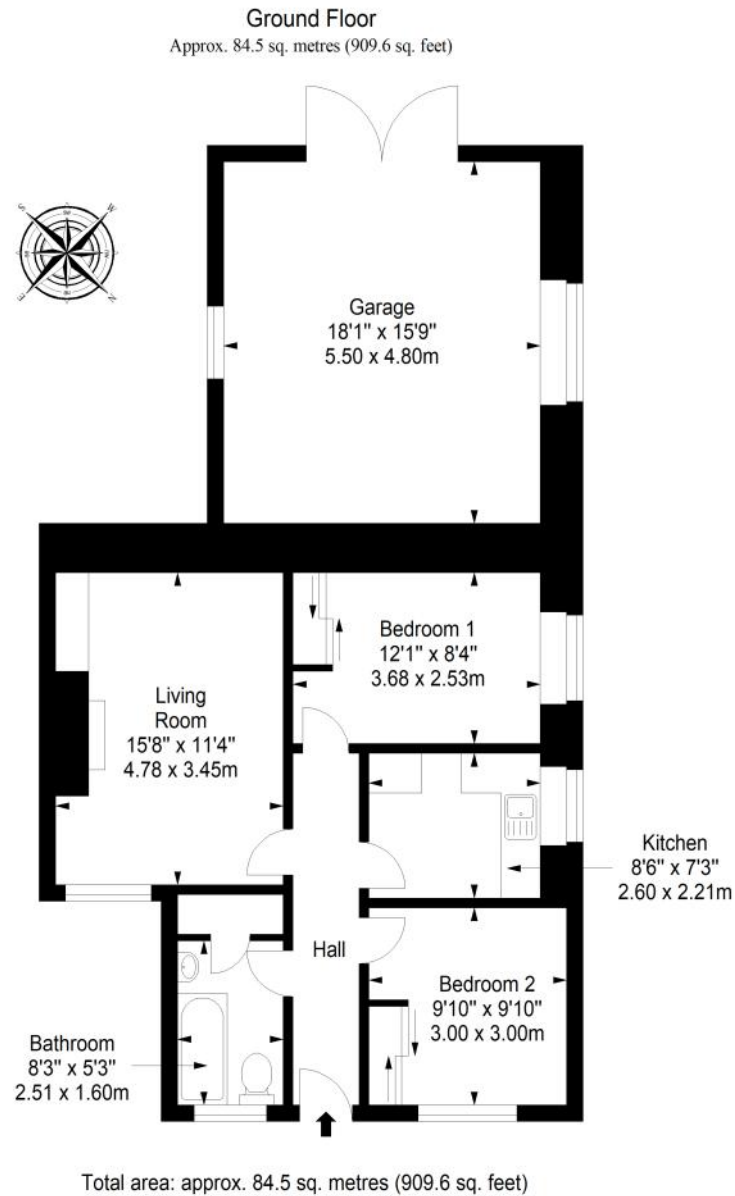
“The cottage is an exciting modernisation project with a handy large garage, parking and a large south facing garden a few minutes walk away.”







# Floorplan





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