

Simple Approach



**62 High Street, Auchterarder  
PH3 1BN**

**Offers over £130,000**

Set on the popular Auchterarder High Street this large, two bedroom Maisonette with traditional features, exposed brick and generous accommodation throughout can be found. This lovely property comes to the market in good condition throughout, comprising of a modern, fitted kitchen, cosy lounge with room dine, two double bedrooms with fitted storage and a bathroom all set across the first floor. On the upper level you will find the ideal space for a home office and 'garden room' with stunning views over the Perthshire hills and a further bathroom which is currently being utilised as a utility room. This property is ideally placed to take full advantage of all local amenities set within one minute from your doorstep including restaurants, butchers, cafes and independant stores. 62 High Street boasts many sought after features such as recently installed Infrared Heating (2021), ample on street parking, double glazed windows and the option to add solar pannels, this property will not hang around so early viewing is advised, call Simple Approach on 01738 827864 to get booked in to view now.

**Entrance Hallway**

26'1" x 3'4" (7.97 x 1.04)

**Kitchen**

12'2" x 11'5" (3.73 x 3.49)

**Bathroom**

5'5" x 6'2" (1.67 x 1.88)

**Lounge**

11'5" x 16'2" (3.49 x 4.95)

**Bedroom**

12'11" x 8'9" (3.94 x 2.68)

**Bedroom**

14'8" x 8'4" (4.49 x 2.56)

**Office**

11'9" x 14'0" (3.60 x 4.28)

**Snug**

14'6" x 11'8" (4.44 x 3.57)

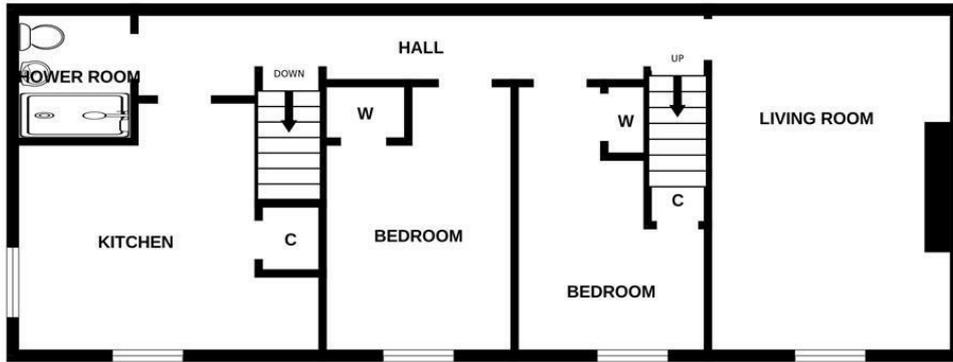
**Utility / Loft Space**

10'4" x 11'4" (3.16 x 3.47)

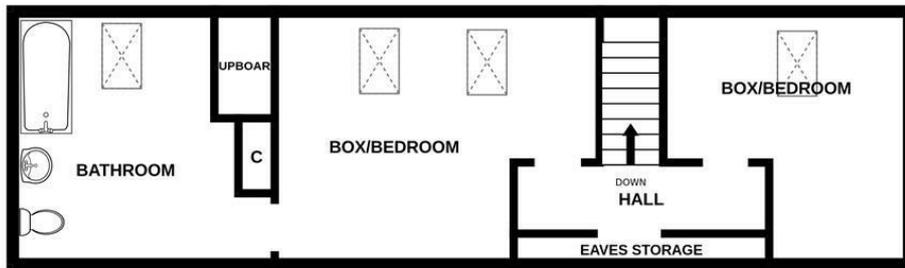




FIRST FLOOR



ATTIC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metroplan ©2023



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