

Simple Approach



**21 Townhead, Auchterarder
Perthshire PH3 1AH**

Offers over £157,500

Simple Approach are delighted to welcome this immaculately presented property on Townhead to the Perthshire market. Set on the main artery of Auchterarder this stunning family home boasts generous accommodation and is in beautiful, move-in condition throughout. Comprising a bright, spacious lounge, stunning modern fitted kitchen dining area, three double bedrooms and a stylish family bathroom. This home is the ideal purchase for any growing family looking for a well-located property that offers the very best in quality and design. This property boasts many sought-after features such as gas central heating, double glazing, a well-maintained rear garden and on-street parking to the front. Viewing is absolutely essential to appreciate the finer details of this property, as well as the overall quality of home on offer.

Lounge

14'10" x 11'9" (4.53 x 3.59)

Kitchen

13'10" x 6'7" (4.22 x 2.01)

Bathroom

6'1" x 6'5" (1.86 x 1.97)

Bedroom

15'3" x 11'7" (4.66 x 3.55)

Bedroom

11'10" x 10'8" (3.63 x 3.27)

Bedroom

16'1" x 9'5" (4.92 x 2.88)

External

Externally this property benefits from an fully enclosed

rear garden making it the perfect area for children and pets to play. This well maintained garden also has a perfect entertaining area which leads out to the lawn.

Location

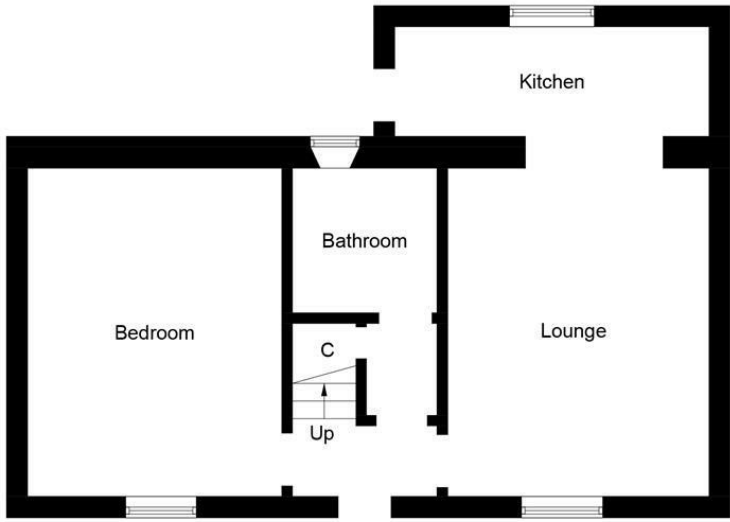
The Town of Auchterarder is situated approximately 13 miles away from the City of Perth and is a highly sought-after area to live due to its picturesque surroundings and its idyllic situation for Golfers, with the famous Gleneagles Resort set just minutes away. The High Street on Auchterarder offers plenty of local amenities such as shops, restaurants and salons, with Auchterarder High School and Primary School situated a few minutes walk from this property's doorstep.



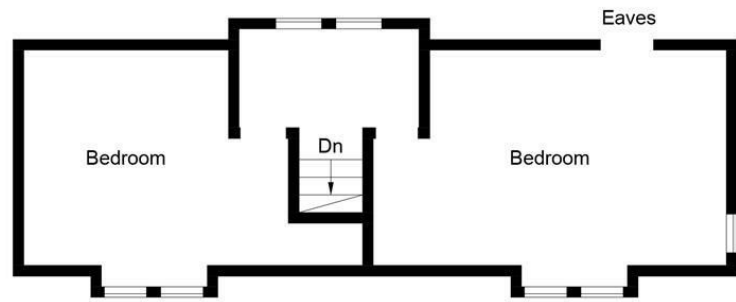


- 3 Large Double Bedrooms
- Move-in Condition Throughout
- Close To All Local Amenities
- Bright Spacious Lounge
- Sought After Location
- Great Family Home
- Fully Enclosed Rear Garden





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		