



**Dunan Townhead, Auchterarder, PH3 1JG**  
**Offers over £165,000**





# Dunan Townhead Auchterarder, PH3 1JG

- Semi-detached cottage
- Spacious lounge
- Generous garden grounds
- Off-street parking
- 3 double bedrooms
- Modernisation required
- Gas central heating
- Easy access to amenities

\*\*\*CLOSING DATE SET FOR MONDAY 11TH APRIL AT 12NOON\*\*\*

This deceptive 3 bedroom, semi-detached cottage enjoys a private position on a small lane, just off the main street through Auchterarder. In need of modernisation and refurbishment, the property boasts generous accommodation across one level and is full of potential.

The property is entered into a hallway with doors to a number of the rooms and also a loft access hatch. The lounge features a lovely front-facing bay window and gives access to a rear hallway with large storage cupboard and access into the kitchen. There are three bedrooms in total, all of which can accommodate a double bed, and a good-size bathroom.

The property sits on generous garden grounds which may provide scope for extending – subject to the necessary permissions being obtained. It also features off-street parking, drying and lawn to the side and rear.

Offers over £165,000



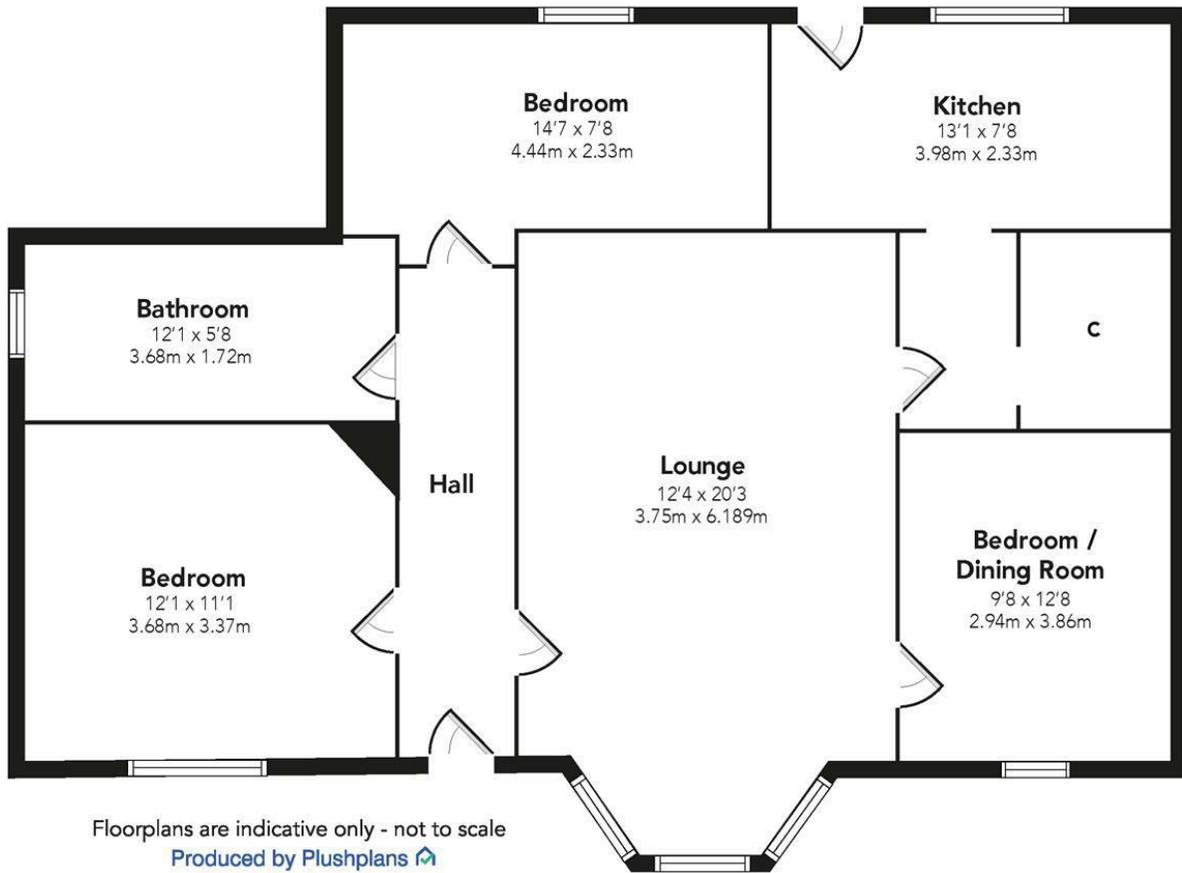


## Location

Auchterarder boasts many amenities including a number of local independent shops, convenience stores, butchers, cafes and more. The highly regarded Community School of Auchterarder incorporates a nursery, primary school and secondary school. For commuters, there are a number of local bus stops and road links via the A9 to destinations such as Perth, Stirling, Dunblane and Glasgow. There is also a train station at Gleneagles which is also home to the world famous Gleneagles luxury resort and championship golf courses.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		36	81
Scotland		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		30	77
Scotland		EU Directive 2002/91/EC	

**Viewing**  
Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

