



Miller Hendry
SOLICITORS AND ESTATE AGENTS



8 Park Terrace, Aberuthven,
Auchterarder, PH3 1HU

- MID TERRACED VILLA
- LOUNGE/DINING ROOM
- KITCHEN
- THREE BEDROOMS
- WET ROOM, WC
- DG, EH
- GARDEN, OFF STREET PARKING



Offers Over £140,000

www.millerhendry.co.uk

01738 630222

8 Park Terrace, Aberuthven, Auchterarder, PH3 1HU



This Three Bedroom Mid-Terraced Villa is situated within an established residential area of similar properties, set back from the main thoroughfare of Aberuthven. The property would benefit from some cosmetic upgrading but offers well-proportioned accommodation and off street parking.

The ground floor accommodation comprises a Hallway with storage cupboard, useful Cloakroom with WC and wash hand basin under the stairs, a bright, spacious Lounge/Dining Room with dual aspect to front and rear and Kitchen fitted with a range of units and integrated appliances to include a ceramic hob, oven and overhead extractor and free standing fridge freezer, washing machine, tumble dryer and table top dishwasher. On the upper there are three Bedrooms, two of which have fitted storage and a Wet Room comprising a WC, wash hand basin and integrated shower. There is additional cupboard space on the upper landing as well as access to the attic. Externally there is a low maintenance enclosed garden to the front and to the rear is a block paved area providing off street parking for two vehicles. The village of Aberuthven is situated approximately two miles from Auchterarder where a range of local amenities such as schools, restaurants and shops are available. The village is also conveniently situated just off the A9 giving easy access to the motorway network.

Benefitting from Double Glazing and Electric Heating, 8 Park Terrace is likely to have broad appeal and early viewing is highly recommended.

Hallway

5'9" x 13'5" at widest (1.75m x 4.09m at widest)

Lounge/Dining Room

10'6" x 23'6" at widest (3.20m x 7.16m at widest)

Kitchen

9'8" x 10'10" (2.95m x 3.30m)

Cloakroom

2'8" x 4'6" (0.81m x 1.37m)

Bedroom One

8'5" x 14'4" (2.57m x 4.37m)

Bedroom Two

8'10" x 9'9" (2.69m x 2.97m)

Bedroom Three

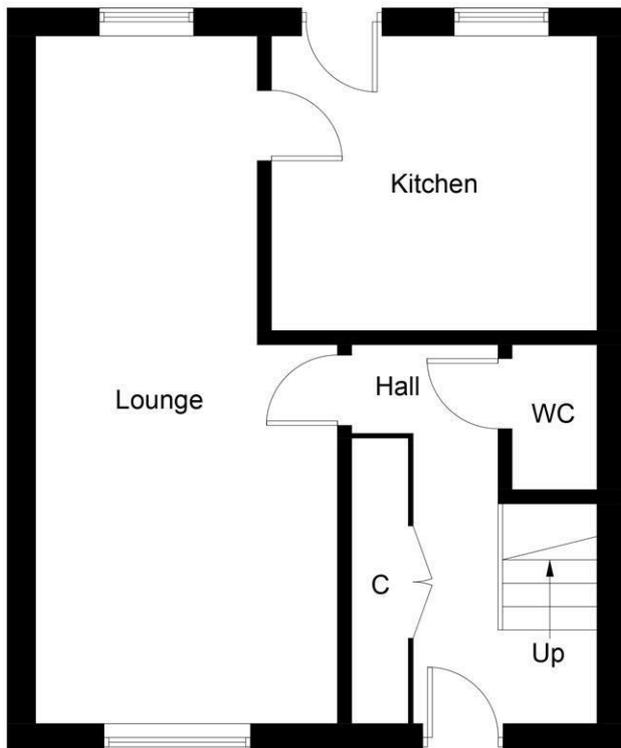
6'6" x 9'6" (1.98m x 2.90m)

Wet Room

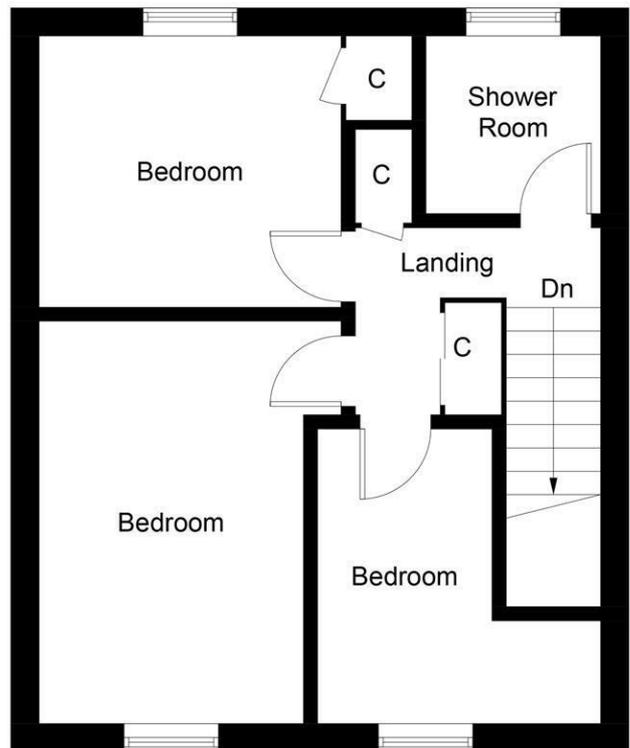
5'8" x 6'2" (1.73m x 1.88m)







Ground Floor



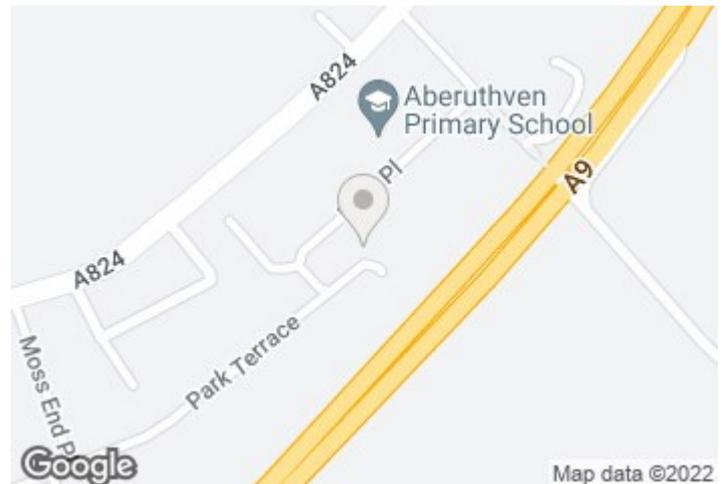
First Floor

INCLUDED IN SALE: Carpets and curtains. Integrated appliances as specified. Washing machine, tumble dryer, fridge freezer and table top dish washer (no warranties given).

VIEWING: Contact our Perth Property Department on 01738 630222.

HOME REPORT VALUE: £140,000

COUNCIL TAX: Band B



www.millerhendryestateagents.co.uk

First and foremost - your interests



10 Blackfriars Street PH1 5NS

E: Perthproperty@millerhendry.co.uk T: 01738630222



Disclaimer: Whilst these particulars are believed to be correct and are given in good faith they are not warranted, and any interested parties must satisfy themselves by inspection, or otherwise as to the correctness of each of them. These particulars do not constitute an offer of contract or part thereof, and dimensions are approximate.

see all our properties at

OnTheMarket

