



**Premier  
Properties**  
Perth



## 174A High Street, Auchterarder, PH3 1AD

### £750 Per Calendar Month

 2  1    C

The flat offers a well-designed layout that maximises the available space. It comprises two single bedrooms, a comfortable living area, and a bright, spacious kitchen and bathroom. The property is ideally suited to a couple or small family and benefits from double glazing throughout, providing a warm and peaceful living environment.

A particular highlight of the property is the small, private, enclosed garden to the rear. On-street parking is available directly outside the property, offering convenient access and making commuting or travel along the A9 straightforward.

The property is unfurnished and benefits from gas central heating.

Situated in the popular town of Auchterarder, the property is surrounded by attractive countryside and a welcoming community. The town boasts a range of local shops, cafés and leisure facilities, along with a rich sense of history. Whether you enjoy outdoor walks or local amenities, Auchterarder offers an excellent balance of lifestyle and convenience.

Council Tax Band: B

EPC: C

Landlord Registration Number: 379793/340/07051  
LARN1907010

No Pets





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	79	79	Scotland	83	83
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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