



**Premier  
Properties**  
Perth



## 1 Strathearn Terrace, Auchterarder, PH3 1HF Offers Over £155,000

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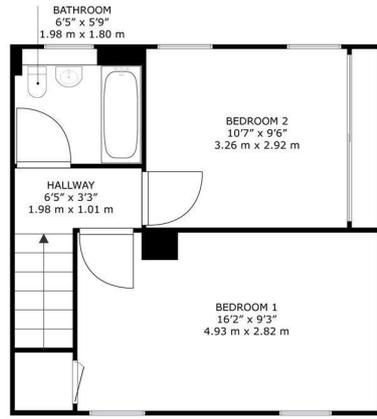
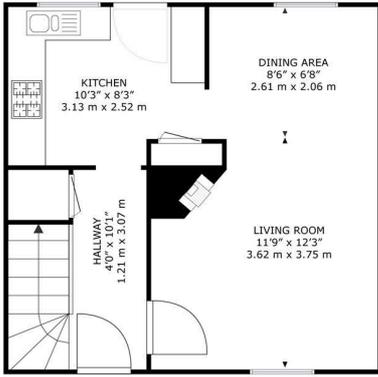
The accommodation is arranged over two levels and comprises a welcoming entrance hall, a bright and spacious living/dining room, and a well-appointed kitchen with direct access to the rear garden. Upstairs, there are two generous double bedrooms and a contemporary family bathroom. The property further benefits from excellent storage throughout, gas central heating, and double glazing.

Externally, there is parking available to the front of the property. The substantial garden grounds are predominantly laid to lawn and feature a patio area, providing the perfect setting for outdoor dining and relaxation during the warmer months.

Early viewing is highly recommended to fully appreciate all that this lovely home has to offer.

- 2 double bedrooms
- 1 modern bathroom
- Spacious reception room
- Close to local amenities
- Easy access to transport
- Ideal for small families
- Viewing recommended

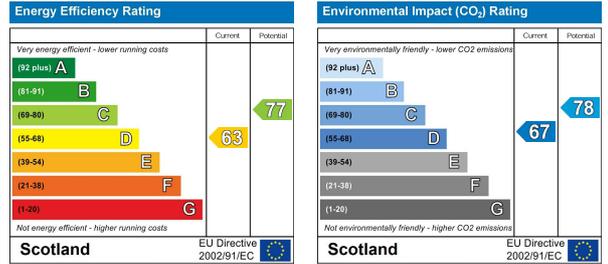




**1, Strathearn Terrace Aberuthven, Auchterarder, PH3 1HF**

GROSS INTERNAL AREA  
 GROUND FLOOR : 322 sq. ft./29.9 m<sup>2</sup>, FIRST FLOOR : 334 sq. ft./31.0 m<sup>2</sup>  
 TOTAL : 656 sq. ft./60.9 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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