



**Premier  
Properties**  
Perth



## 44 Sydney Crescent, Auchterarder, PH3 1BB

### Offers Over £165,000

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On the first floor, you will find two generously sized bedrooms, providing ample space for rest and personalisation. The bathroom is equipped with a shower over the bath, ensuring convenience for daily routines. Additionally, the loft space has floored and lined.

The property is tastefully decorated creating a bright and airy atmosphere throughout. It is equipped with gas central heating and double glazing, ensuring warmth and comfort all year round. Externally there is a private driveway, while the generous garden grounds to the rear provide a lovely outdoor space for relaxation or entertaining.

Ideally situated within walking distance to all local amenities in Auchterarder, this home offers both tranquillity and accessibility. Whether you are a first-time buyer, a small family, or looking to downsize, this property is sure to meet your needs and exceed your expectations. Viewings are highly recommended.

- Modern Kitchen
- Two spacious bedrooms.
- Floored and lined attic
- Gas central heating.
- Private driveway.
- Generous garden at the rear.
- Walking distance to amenities.
- Tastefully decorated.
- Viewing highly recommended.



| 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                                                       |                         |
| (38-54) E                                   |                         | (38-54) 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                                    | EU Directive 2002/91/EC | Scotland                                                        | EU Directive 2002/91/EC |



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