



**Premier
Properties**
Perth



4 Glenburn Road, Auchterarder, PH3 1AP Offers Over £169,950



Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The built-in wardrobes in the bedrooms offer ample storage space, ensuring that your living area remains tidy and organised.

The house is equipped with gas central heating, ensuring a warm and comfortable environment throughout the year. The outdoor space features a lovely decking area, ideal for enjoying the fresh air, hosting barbecues, or simply unwinding after a long day.

Located in Auchterarder, this property benefits from a friendly community and is within easy reach of local amenities, including shops, schools, and parks. The area is well-connected, making it convenient for commuting to nearby towns and cities.

This terraced house on Glenburn Road presents an excellent opportunity for those looking to settle in a peaceful yet accessible location. With its charming features and practical layout, it is a property not to be missed. Viewings are highly recommended.

- 2 spacious bedrooms
- Built-in wardrobes
- Gas central heating
- Private garden with decking & patio area
- Private driveway
- Quiet, sought-after location
- 5 minute walk to town centre
- Views of the Ochil hills
- Viewings highly recommended





Total Area: 62.6 m² ... 674 ft²

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions	75	79
Scotland	EU Directive 2002/91/EC	



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