



**Premier
Properties**
Perth

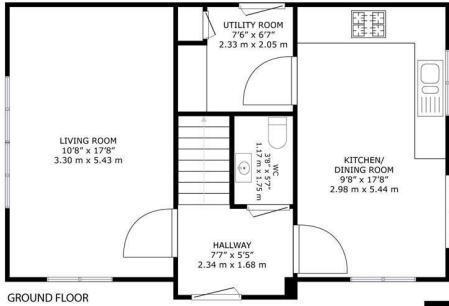


25F Eagle Avenue, Auchterarder, PH3 1GD
Offers Over £269,950

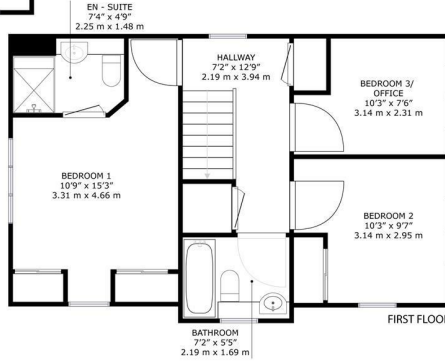
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- Detached house
- 3 bedrooms
- 2 Bathrooms
- Off street parking
- Gas central heating
- Private front and rear garden
- Close to local amenities
- Easy access to transport links
- Ideal family home
- Viewing recommended



GROUND FLOOR



FIRST FLOOR

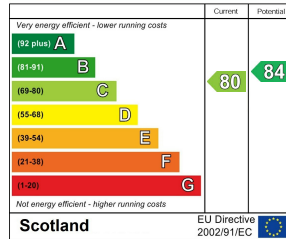
25F, Eagle Avenue Auchterarder, PH3 1GD

GROSS INTERNAL AREA
GROUND FLOOR : 490 sq. ft, 45.3 m², FIRST FLOOR : 435 sq. ft, 40.4 m²
TOTAL : 925 sq. ft, 85.9 m²

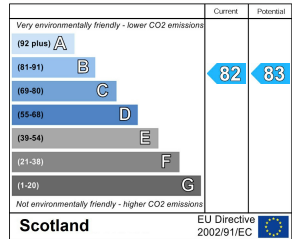
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.