



**Premier
Properties**
Perth



21 Townhead, Auchterarder, PH3 1AH

Offers Over £198,500



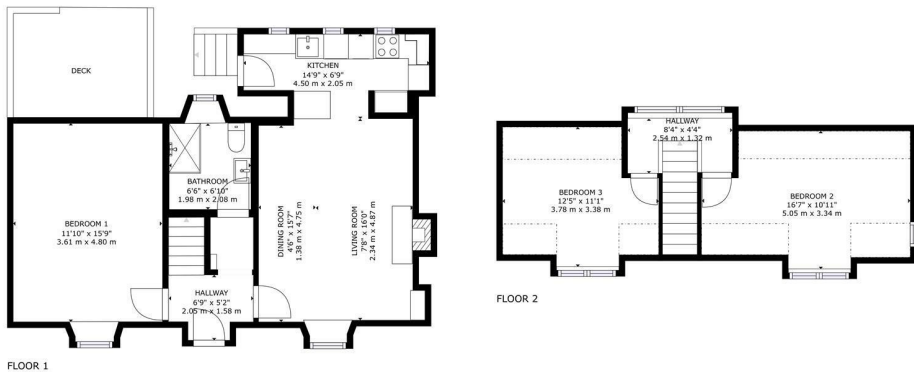
Accommodation comprises - GROUND FLOOR entrance hall, spacious lounge with open plan modern kitchen and space for dining, double bedroom and stylish shower room (with WC) FIRST FLOOR landing and two double bedrooms.

Warmth is offered through gas central heating and the windows are double glazed throughout.

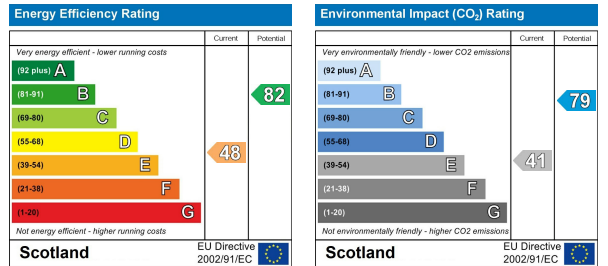
To the rear of the property lies an enclosed private garden featuring a small lawn and an area of decking bordered by a variety of trees and bushes and a seating area with views over the garden.

The town of Auchterarder provides excellent day to day facilities including a well-stocked supermarket, baker, butchers, ironmonger, library, both primary and secondary schooling, churches and a health centre. In addition, there are numerous places to eat, hotels, restaurants and coffee shops. There is an array of outdoor pursuits including fishing, hill walking, horse riding and golf courses. New refurbished railway station providing direct travel to Edinburgh and Glasgow. Ideally situated for proximity to five private schools, Morrisons (Crieff), Strathallan and Kilgraston and Prep school Craigclowan. The town is situated between Perth and Stirling and offers access to the A9 motorway leading to Edinburgh/Glasgow and is ideal for commuters.

- Popular Location
- Flexible Living Space
- Gas Central Heating
- Double Glazing
- Private Rear Garden
- Ideal For The Commuter
- Walk In Condition
- Close To Local Amenities



GROSS INTERNAL AREA
FLOOR 1: 615 sq. ft. 57 m², FLOOR 2: 246 sq. ft. 23 m²
EXCLUDED AREAS: DECK: 93 sq. ft. 8 m²
REDUCED HEADROOM BELOW 1.5M: 102 sq. ft. 9 m²
TOTAL: 861 sq. ft. 80 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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