



61 High Street, Auchterarder, PH3 1BN Offers Over £147,500



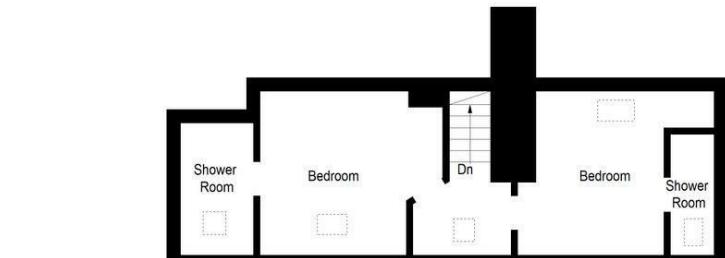
The property is situated on the high street in Auchterarder which provides excellent day-to-day amenities, a range of specialist shops, primary and secondary schools, library, health centre, cottage hospital, churches and a thriving community. The world famous luxury Gleneagles resort is also nearby. Being a short distance from the A9, Auchterarder gives easy access to Edinburgh, Glasgow, Stirling and Perth, along with the railway station at Gleneagles situated close by. The city of Dundee can be reached in about a 40 minute drive and provides an airport with regular services to London Stansted.

- Two Bedrooms
- Double Glazing
- Electric Heating
- Ensuite Bathrooms
- On Street Parking

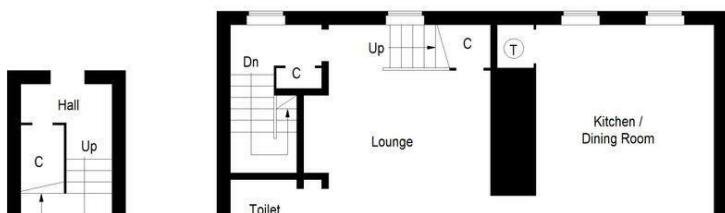
The property has the benefit of being modern throughout whilst retaining all the original features and charm of a traditional property. The main accommodation is accessed via a main entry door which leads to entrance hall on the ground floor. First floor - spacious lounge, fully fitted kitchen/dining area and toilet. Attic floor - two bedrooms both benefitting from en suite shower rooms (with wc).

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

Externally, there is on street parking available to the front.



Attic Floor



Ground Floor

First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(F2 plus) A		
(B1-B1) B		
(B9-B0) C		
(S5-S6) D		
(Z9-Z4) E		
(Z1-Z8) F		
(T1-T0) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
63	73	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(F2 plus) A		
(B1-B1) B		
(B9-B0) C		
(S5-S6) D		
(Z9-Z4) E		
(Z1-Z8) F		
(T1-T0) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		
43	55	



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

45 King Street, Perth, PH2 8JB

T. 01738 44 22 55 | E. sales@premierpropertiesperth.co.uk

www.premierpropertiesperth.co.uk