



**Premier
Properties**
Perth



28 Cheviot Road, Auchterarder, PH3 1QZ

Offers Over £237,000

 3  1  1  B

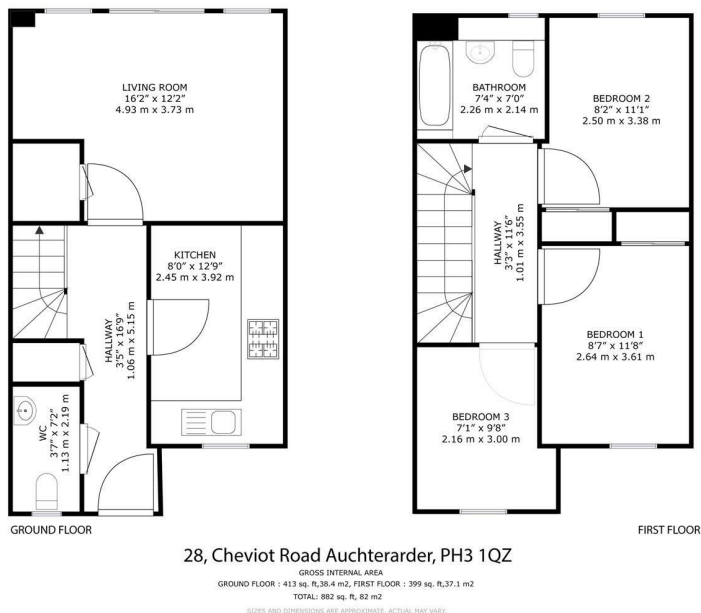
The accommodation is set over two levels - the ground floor comprises a welcoming entrance hallway, a modern kitchen with integrated appliances and a breakfast bar, and a spacious living room flooded with natural light and featuring patio doors that open directly onto the rear garden — ideal for everyday living and entertaining. A stylish W.C and two excellent storage rooms complete the ground floor.

Upstairs, the property offers three generously sized bedrooms, two of which benefit from built-in mirrored wardrobes providing excellent storage and a contemporary family bathroom.

Externally, the home is further enhanced by private off-street parking via a multi-car driveway. The attractive, tiered garden grounds feature a patio area, perfect for relaxing and entertaining during the summer months. Early viewing is highly recommended to fully appreciate the accommodation and setting on offer.

- 3 spacious bedrooms
- 1 modern bathroom plus W.C. on ground floor
- Close to local amenities
- Near schools and parks
- Easy access to transport
- Ideal family home
- Sought after location
- Large driveway
- Landscaped garden grounds
- 2 spacious storage rooms and floored attic for additional storage





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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.