



**Premier
Properties**
Perth



3 Ruthven Park, Auchterarder, PH3 1BQ Offers Over £115,000

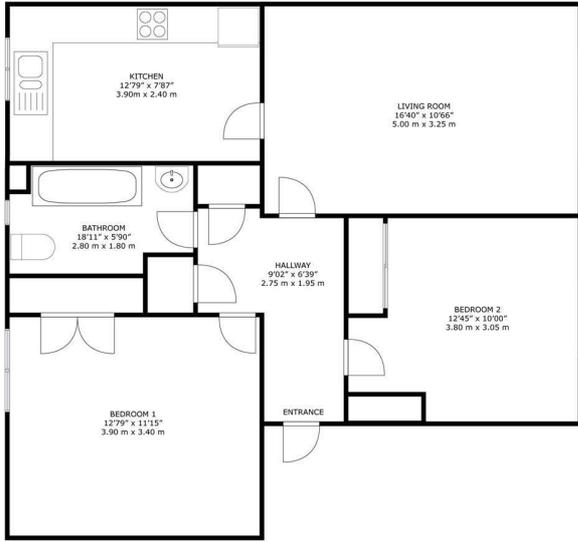


The property is set over one level and comprises of welcoming entrance hall, spacious lounge, modern kitchen with space for a dining table and chairs, 2 double bedrooms and bathroom. There is electric heating and double glazing throughout. Parking is available off street for residents.

The property is just a few minutes walk from Auchterarder town centre 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.

- 2 Bedroom
- 1 Bathroom
- Double Glazing
- Electric Heating
- Residents Parking
- Buy To Let Opportunity





3, Ruthven Park, Auchterarder, PH3 1BQ

GROSS INTERNAL AREA
TOTAL 58.7 m² (631 sq ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		77	78
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		67	69
		EU Directive 2002/91/EC	



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