



**Premier
Properties**
Perth



12 Glamis Court, Auchterarder, PH3 1SQ Offers Over £349,995

 2  1  1  1  D

This stunning apartment is presented in move-in condition. The accommodation is bright & tastefully decorated throughout comprising: Welcoming reception hall, offering ample internal storage, lounge featuring Juliette balcony - the perfect space for relaxing and entertaining. Modern open plan breakfasting kitchen with white goods included, two double bedrooms, with one benefitting from built-in storage and a modern, family shower room. The wall mounted TV system is also included in the sale.

Benefitting from double glazing and a wet electric central heating system, the property features a secure entry phone system, shared storage cupboards and residents parking. The communal areas and attractive garden grounds are all well maintained.

Ideally suited to a range of purchasers, viewing comes highly recommended to fully appreciate what this home has to offer.

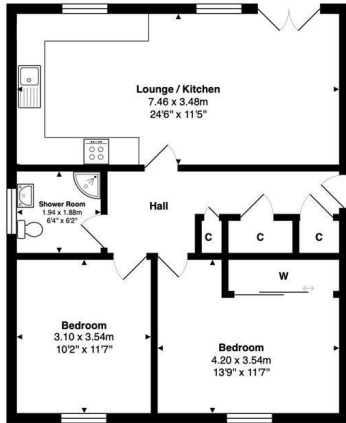
This home is located in a sought-after, exclusive private development on Gleneagles Estate, well known for its excellent facilities, including its golf courses. The town of Auchterarder is within close proximity offering excellent local amenities including; shops, pubs, restaurants, leisure facilities and great schooling with both primary and secondary schools. The town also has an excellent bus service and nearby train station (Gleneagles), making it a good commuter base.

- 2 Double Bedrooms
- Wet Electric Heating System
- Double Glazing
- Secure Entry Door System
- Allocated Parking
- Sought-After Location
- Close To All Local Amenities

12, Glamis Court, Gleneagles Village, PH3 1SQ

Total Area: 68.8 m² ... 740 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating	
Current	Potential
59	69
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 EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
87	90
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 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.