

**10 Glenorchil Terrace,  
Auchterarder, PH3 1PZ**

**JAMESON  
+ MACKAY**  
SOLICITORS AND ESTATE AGENTS



- + *Detached Villa*
- + *Bright and Spacious Accommodation*
- + *Desirable Location*
- + *Offers Over £365,000*



**2**  
Public Rooms



**4**  
Bedrooms



**3**  
Bathrooms

**T: 01738 630 350**

## Accommodation

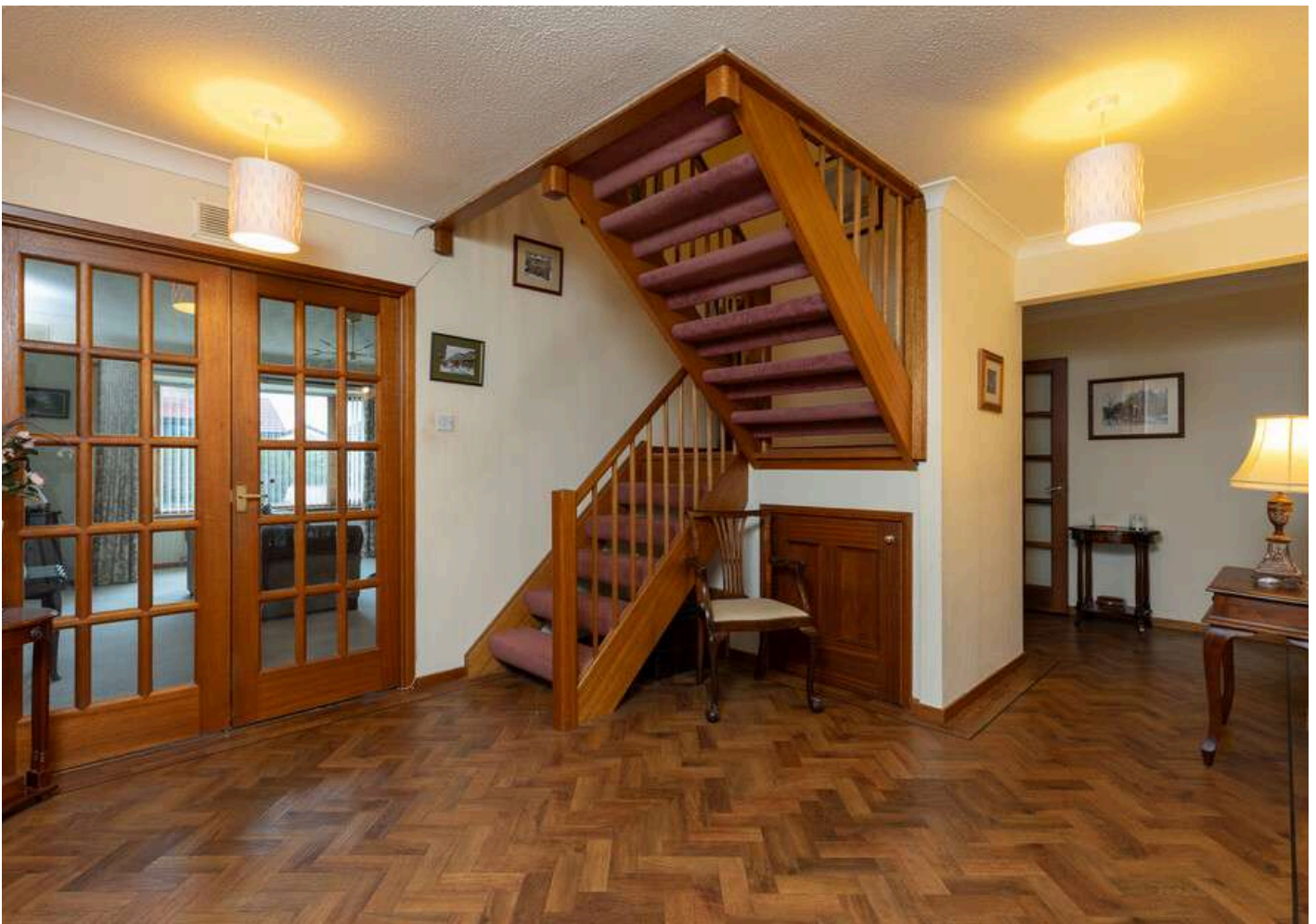
This beautiful property is located in a sought after, quiet residential area in Auchterarder. Being a short distance from the centre of the bustling town, it is perfectly located to enjoy the peaceful setting. Auchterarder's amenities include; nursery and schooling, restaurants and bars, shops, clothing boutiques, grocery stores, Gleneagles Hotel, golf courses and many more.

The property boasts bright and spacious accommodation, in great, move in condition, and a back front and back garden with driveway. Auchterarder offers easy access to the A9, which will be ideal for commuters.

The ground floor comprises; spacious hall way, lounge with dining area, conservatory, bedroom, fully fitted kitchen, WC with shower, utility room and a garage. The upper floor comprises; master bedroom with en-suite, 2 large double bedrooms and a modern family shower/ bathroom. The houses many key features include gas central heating and double glazing.

EPC- C

Council Tax - G













to view:

T: 01738 630 350

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Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1058347)

### Approx. Measurements In Meters

Entrance vestibule: 1.55  
x 2.24

W/C/ Shower room:  
3.04 x 1.46

Hall: 6.19 x 3.16

Masterbed: 4.73 x 3.43

Lounge: 4.17 x 4.71

Ensuite: 1.95 x 2.74

Dining: 2.69 x 2.75

Bathroom: 2.75 x 1.38

Kitchen: 2.70 x 5.09

Bed3: 2.8

Bedroom1: 3.48 x 2.38

Entrance to  
conservatory: 2.60 x  
2.38

Conservatory: 2.35 x  
3.25

Utility: 2.42 x 1.57

### YOUR PROPERTY SPECIALISTS

1 Charlotte Street, Perth PH1 5LP  
T: 01738 630 350 F: 01738 630 264

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