

8 Glenorchil Terrace Auchterarder

Offers Over £265,000

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS



3 Bedroom - 2 Bathroom - 2 Living Room

This beautiful property is located in a sought after, quiet residential area in Auchterarder. Glenochil Terrace is within walking distance to the town centre, parks, schools, transport and Gleneagles. 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 & single garage. Auchterarder offers easy access to the A9, which will be ideal for commuters.

The ground floor comprises; spacious entrance hall way, shower room, double bedroom with built in storage, lounge and separate dining area benefitting from French doors leading to rear patio, fully fitted kitchen, utility room with outdoor access. The upper floor comprises; master bedroom, secondary single bedroom with fitted wardrobes and a modern family shower room. The house has many key features include gas central heating, double glazing and electric garage door.

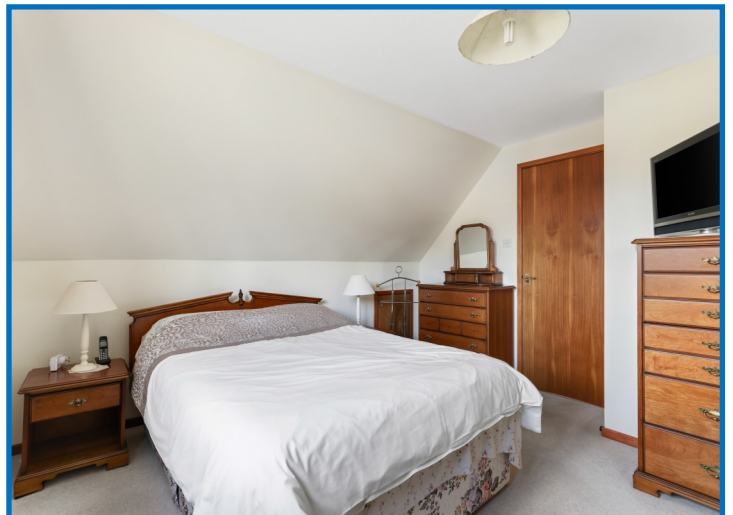
Room measurements

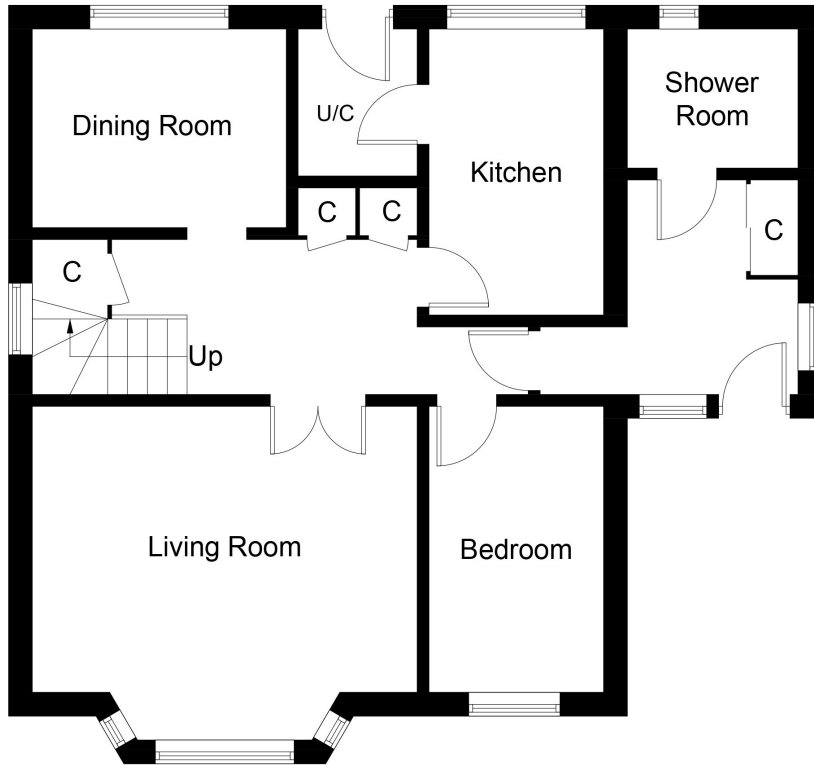
Utility 1.86 x 151
Kitchen 2.70 x 3.62
Dining 2.76 x 2.53
Shower room 2.00 x 2.12
Single Bedroom 3.72 x 2.71
Lounge 4.41 x 4.36
Bedroom 2 2.50 x 3.51
Bathroom 2.27 x 2.39
Master 3.66 x 3.50

* EPC Rating: C

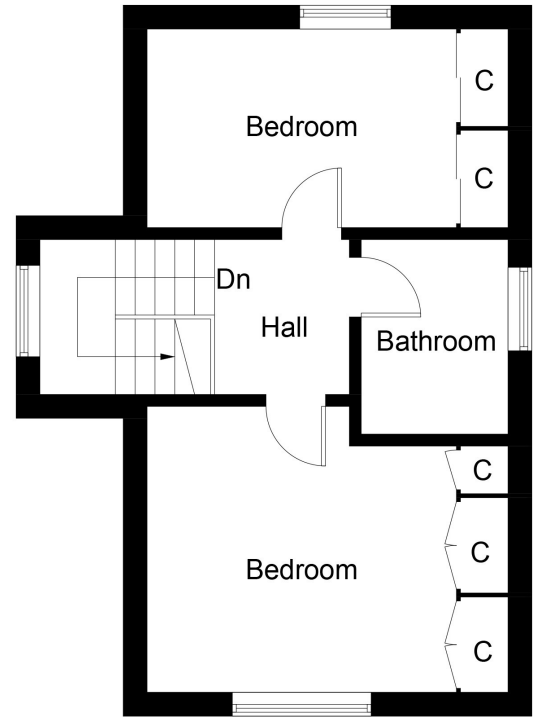
* Council Tax: Band: F

* Local Authority: PKC





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1223108)

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Disclaimer

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.