



**Premier  
Properties**  
Perth



## 12 Fyvie Close, Auchterarder, PH3 1FZ Offers Over £379,500

 4  2  1  B

Set across two levels, the accommodation comprises: Ground Floor: Entrance hall, spacious living room, dining room, bright kitchen/breakfast room, utility room and cloakroom with w.c.

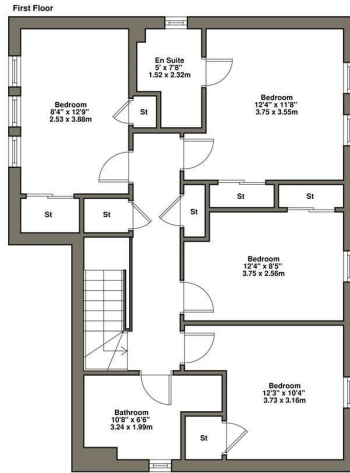
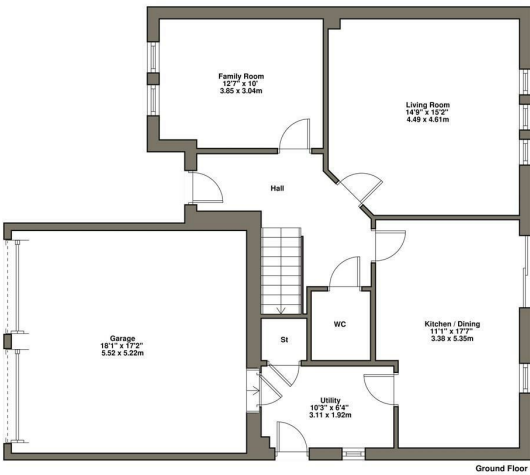
First Floor: Four double bedrooms (one with en-suite shower room) and family bathroom with w.c and separate shower.

Benefitting from an alarm system, Amtico flooring, solar panels and gas central heating, this lovely property is finished to a high standard and is sure to popular. Blinds and floorcoverings are included in the sale.

Externally, there is an area of lawn to the front along with a monoblock driveway providing off street parking leading to the double garage featuring electric doors. The south facing rear garden area has been mainly laid to grass with surrounding shrubs and plants making it ideal for outdoor entertaining and enjoying the finer weather.

- 4 Bedrooms
- Move In Condition
- Gas Central Heating
- Alarm System
- South Facing Garden
- Double Garage
- Double Glazing
- Master En Suite





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 Plan not to scale.  
 For illustrative purposes only.



Energy Efficiency Rating	
Current	Potential
81	82

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
84	86



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.