



**Premier
Properties**
Perth



52 Townhead, Auchterarder, PH3 1JG Offers Over £195,000



The accommodation is arranged over two levels. On the ground floor, a welcoming entrance hall leads to a bright and spacious living room with direct access to the rear garden. The modern kitchen is well-equipped, while a contemporary family bathroom adds further appeal. Completing the ground floor is the third bedroom, which also offers flexibility as a guest room, nursery, or home office.

Upstairs, there are two generously sized double bedrooms, both benefiting from excellent storage options and an abundance of natural light.

Externally, the property boasts impressive garden grounds, mainly laid to lawn, providing an excellent outdoor space for children, pets, or gardening enthusiasts. A decked area offers the perfect setting for summer entertaining and outdoor relaxation. Off-street parking is also available, adding to the convenience this home offers.

The location of this property is particularly appealing, as Auchterarder boasts a variety of amenities, including a supermarket and a selection of independent shops. The highly regarded community campus offers nursery, primary, and secondary schooling, making it an excellent choice for families. For golf enthusiasts, Auchterarder Golf Club is nearby, and the prestigious Gleneagles Hotel, renowned for its four golf courses and extensive sporting facilities, is just over two miles away. With excellent transport links to Perth, Stirling, Edinburgh, and Glasgow, as well as proximity to Gleneagles train station, this property is perfectly situated for both work and leisure.

This is a fantastic opportunity to acquire a well-maintained and versatile home in a popular residential location. Early viewing is highly recommended.

- 3 spacious bedrooms
- End terrace house
- Close to local amenities
- Easy access to transport
- Ideal for families
- Viewing recommended
- Perfect first time buy



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) 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
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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