

# 217 High Street, Auchterarder

Perthshire







PROPERTY AND  
ESTATE AGENTS

WELCOME TO

## 217 High Street, Auchterarder

*Casa Mia is a superb traditional villa of genuine charm and character which has been modernised and upgraded throughout by the current owners to an excellent standard and benefits from a large private garden to the rear. The property is situated in a popular residential area made up of varied property styles and is perfectly placed for convenience to all village amenities.*





*3 Beds | 2 Baths | 127m2*

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## 217 High Street

*Internally, the versatile and well-proportioned living accommodation comprises of entrance hall, lounge, beautiful new fitted kitchen with integrated appliances of electric hob, oven, dishwasher, fridge freezer and door to garden, large downstairs double bedroom, study/office, upper landing with a large drying cupboard housing the boiler and water tank, principle double bedroom with a stylish new en-suite shower room, another double bedroom with a large walk-in dressing room off, and a newly fitted shower room. There are also stairs leading to an extensive, floored attic room (11.45m x 2.85m) which could be utilised as a further bedroom, games room or office. It also offers excellent further development opportunity, subject to relevant planning permission.*

*All rooms are tastefully presented with fresh neutral decor, complimented by quality, newly fitted floor coverings throughout. Specification is to an excellent standard and includes quality kitchen, bathroom and en-suite fittings, warmth is provided by a gas fired central heating system and double glazed sash and case windows are installed.*



















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## ALL ENQUIRIES

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