



6 BENEAGLES COURT, HIGH STREET, AUCHTERARDER, PH3 1FE

OFFER OVER £125,000





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B-Spoke Property are delighted to bring to the market an impressive 2 Bedroom Top Floor Flat which enjoys a quiet and peaceful location and is convenient for all local amenities.

The property enjoys an enviable setting within a popular residential area made up of similar property styles and is well placed for major road and rail networks which allow ready access throughout central Scotland.

- 2 Bedrooms
- Open Plan Lounge / Kitchen
- Kitchen
- Bathroom

The "lang town" of Auchterarder has an excellent range of facilities including a supermarket plus a fine range of independent retailers, a highly regarded community campus with nursery, primary and secondary schooling and fantastic golfing facilities nearby - Auchterarder Golf Club enjoys an excellent reputation and the world-famous Gleneagles Hotel, with four courses as well as a range of other sporting facilities, is just over 2 miles away.

The town is well placed for those who commute to Perth, Stirling, Edinburgh and Glasgow, with fine road links to all these cities. Gleneagles train station is also situated close by.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

VIEWING ARRANGEMENTS

To arrange a viewing, call B-Spoke Property on 01786 448 109 or drop into our office at 50 Port Street, Stirling, FK8 2LJ.



Internally the well proportioned and easily managed living accommodation comprises of :

Reception Hall, Open Plan Lounge / Kitchen with integrated appliances, two Bedrooms and Bathroom.

All rooms are tastefully presented with fresh neutral decor and all fitted floor coverings are included in the sale.

Specification is to a high standard and includes quality kitchen and bathroom and fittings. Warmth is provided by a gas fired central heating system and double glazing is installed.

Private Residents Parking to the rear of the property.

Security Entry System.

DIMENSIONS

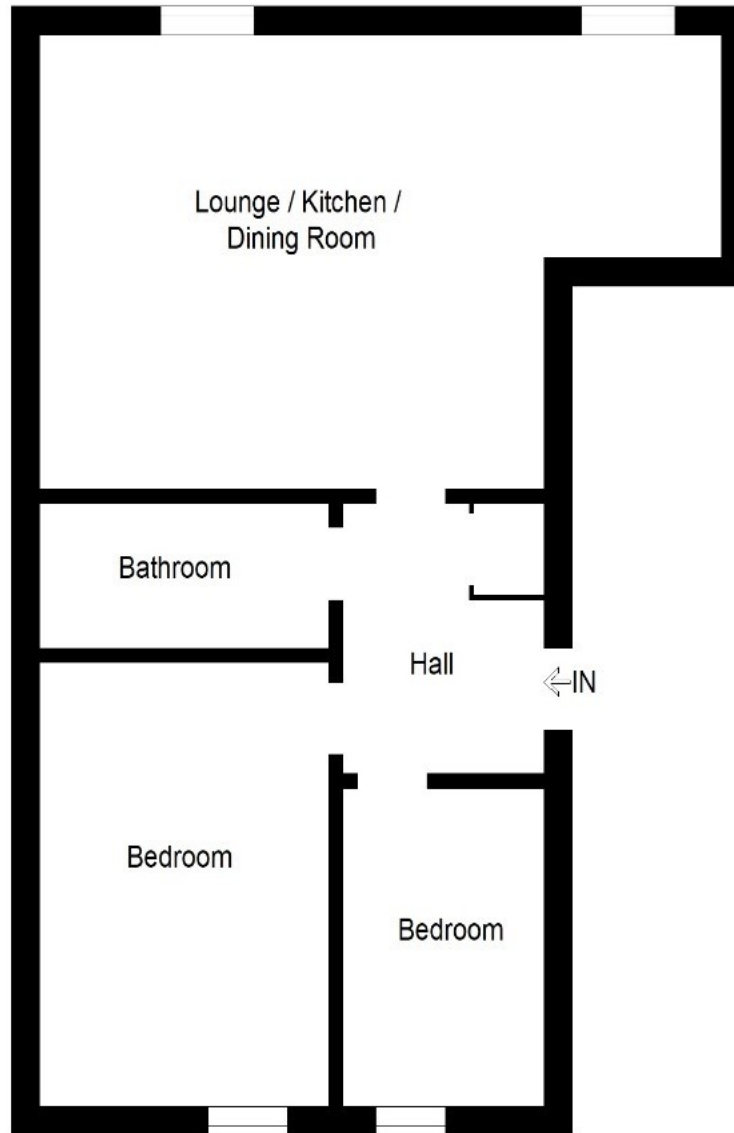
Open Plan Lounge / Kitchen	<i>5.36m x 4.06m</i>
Bedroom 1	<i>4.60m x 3.00m</i>
Bedroom 2	<i>3.00m x 2.82m</i>
Bathroom	<i>3.05m x 1.57m</i>



B-Spoke Property
50 Port Street, Stirling, FK8 2LJ
01786 448 109
office@bspokeproperty.com

AGENTS NOTE
These details are set out as a general outline only and do not constitute any part of an offer or contract. All measurements are approximate and have been taken using a sonic tape, therefore may be subject to a small margin of error. Any services equipment or central heating systems have not been tested and no warranty is given or implied that these are in working order. Extras, fixtures, fitting or any other items are not included unless specifically described.

Approximate Gross Internal Area = 64.3 sq m / 692 sq ft



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