

Simple Approach



**23 Victoria Road, Auchterarder
PH3 1AZ**

Offers over £173,950

Simple Approach are pleased to welcome this semi detached house on Victoria Road, Auchterarder to the Perthshire residential sales market. Set within the ever desirable area of Auchterarder, this lovely home is ideally placed to take advantage of all local amenities along with being just a short drive away from Perth City Centre. The property is generous and offers spacious accommodation set across two floors, comprising of; an entrance hallway, bright front facing lounge, sizeable kitchen with ample space for dining, three generous bedrooms and a family shower room. Externally the property enjoys an impressive private rear garden and a large driveway suitable for multiple vehicles. Practical attributes include gas central heating and double glazing throughout. Viewing is essential to appreciate the overall space and excellent location on offer here at Victoria Road, Auchterarder.

Lounge

15'0" x 12'6" (4.58 x 3.83)

Kitchen

13'1" x 10'11" (4 x 3.33)

Downstairs Shower Room

7'3" x 6'0" (2.21 x 1.84)

Master Bedroom

14'2" x 10'2" (4.32 x 3.12)

Bedroom 2

9'10",160'9" x 12'11" (3,49 x 3.95)

Bedroom 3

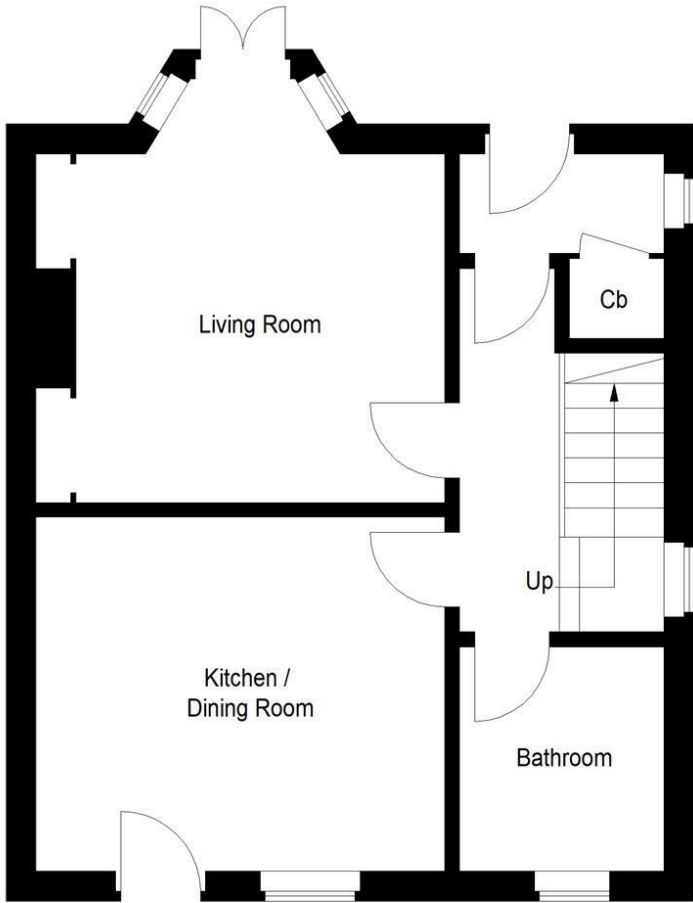
13'6" x 8'9" (4.12 x 2.68)



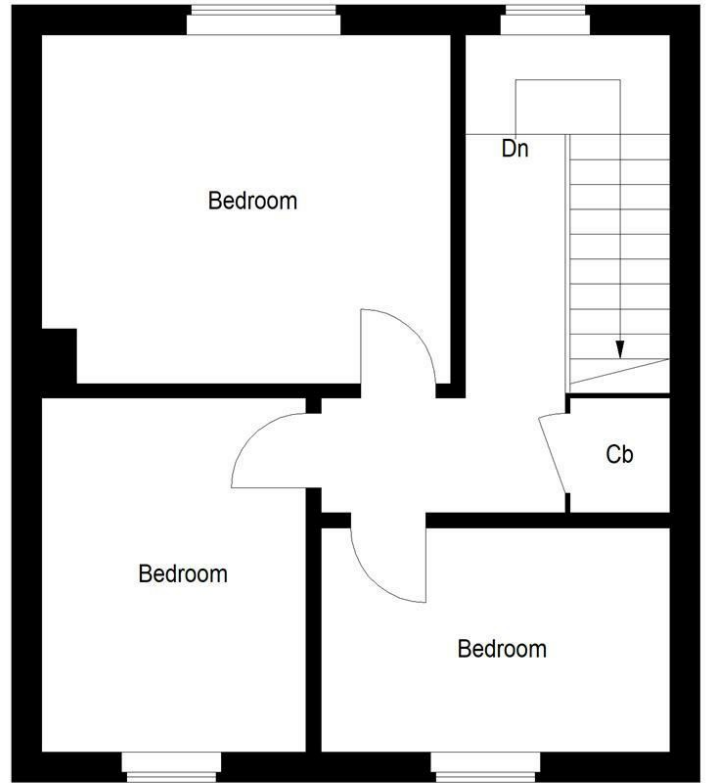


- Semi Detached House
- Three Generous Bedrooms
- Bright Front Facing Lounge
- Sizeable Kitchen
- Large Private Driveway
- Well Maintained Rear Garden
- Gas Central Heating & Double Glazing
- Highly Sought After Location





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2024 (ID1073930)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		83
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland EU Directive 2002/91/EC		