Premier Properties
Perth



1 Ruthven Street, Auchterarder, PH3 1BW

Offers Over £152,500

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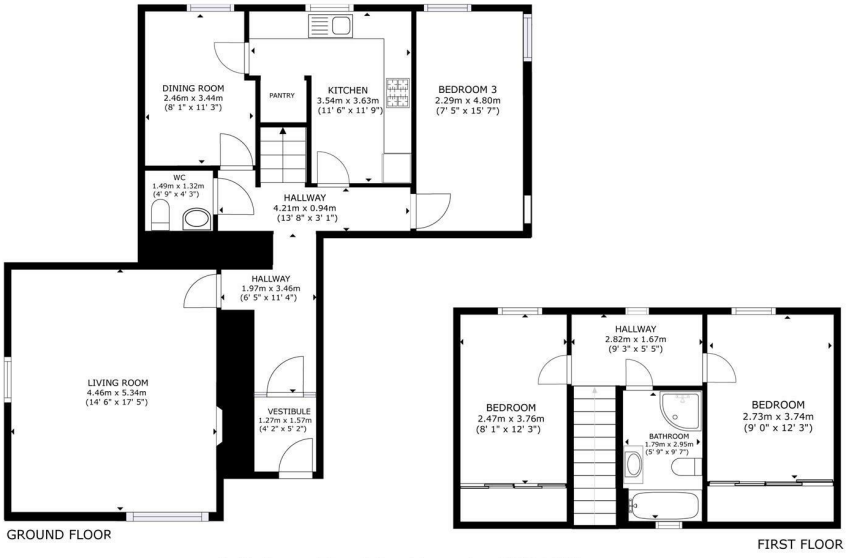
Venturing to the second floor, you will find two additional double bedrooms, each offering ample space with fitted wardrobes and natural light. The main bathroom benefits from a separate shower and bath, along with WC and wash hand basin.

This maisonette is further enhanced by gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Externally, the property features a private detached slabbed patio area at the rear, providing a lovely outdoor space for enjoying the fresh air. The maisonette is chain-free, making it an attractive option for those looking to move in without delay.

Situated within walking distance of all local amenities, this property is ideally placed for easy access to shops, schools, and transport links. Its spacious rooms and versatile layout make it an ideal choice for a wide range of buyers, from first-time homeowners and growing families to investors seeking a buy-to-let opportunity, with an existing rental income of £12,000 per annum.
This maisonette is a wonderful find in a vibrant community, and it is not to be missed.

- 3 double bedrooms
- Gas central heating
- Double glazed windows
- Spacious living areas
- Private detached slabbed patio
- Chain free
- Walking distance to amenities
- Ideal for various buyers

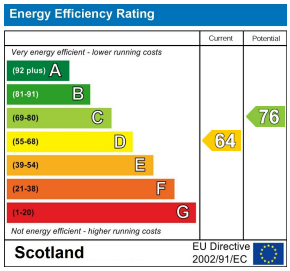


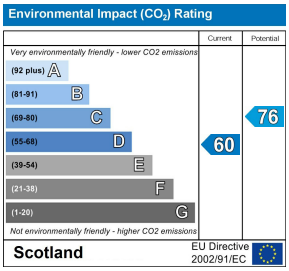
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GROSS INTERNAL AREA
GROUND FLOOR 81.0 m² (872 sq.ft.) FIRST FLOOR 36.3 m² (392 sq.ft.)
TOTAL : 117.3 m² (1,264 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.















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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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