



**Premier
Properties**
Perth



17 Queens Terrace, Auchterarder, PH3 1BS Offers Over £105,000

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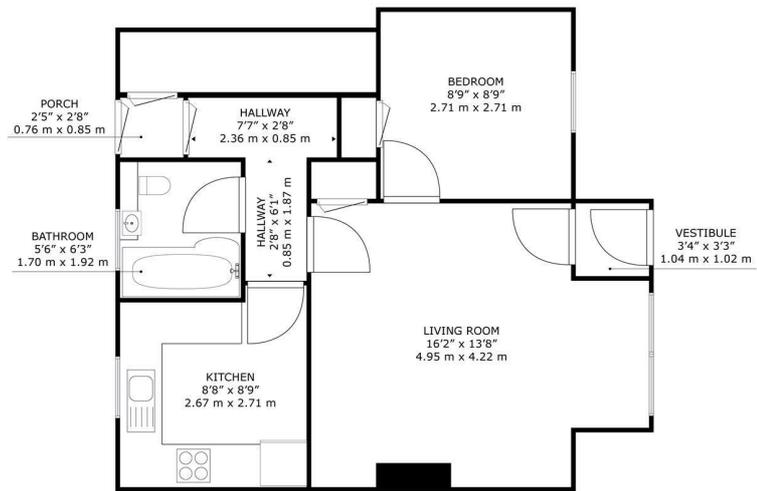
The flat features a well-proportioned bedroom, an inner hall, and a functional kitchen, providing all the essentials for comfortable living. The bathroom is conveniently located, ensuring ease of access. The property benefits from gas central heating and double glazed windows.

Outside, the flat is complemented by garden grounds to the front, side, and rear, offering a lovely outdoor space to enjoy. The rear garden features timber decking, ideal for alfresco dining or simply soaking up the sun.

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.

- Ground floor main door flat
- Ideal for downsizers
- Perfect for first-time buyers
- Gas central heating
- Double glazed windows
- Front, side, and rear gardens
- Timber decking at rear
- Located in Auchterarder
- Close to local amenities
- Viewing recommended





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GROSS INTERNAL AREA
TOTAL: 446 sq. ft., 41.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	72	74		75	78
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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