



**Premier
Properties**
Perth



11 Glamis Court, Auchterarder, PH3 1SQ Offers Over £240,000



Presented in move-in condition, the accommodation is bright & tastefully decorated throughout comprising: Reception hall, lounge with Juliette balcony, modern open plan breakfasting kitchen, one double bedroom, featuring built-in storage and a modern bathroom.

Benefitting from double glazing and electric heating, the property features a secure entry phone system, shared storage cupboards and residents parking. The communal areas and attractive garden grounds are all well maintained.

There is a factoring fee of around £2370 per annum.

This home is located in a sought-after, exclusive private development on Gleneagles Estate, well known for its excellent facilities, including its golf courses. The town of Auchterarder is within close proximity offering excellent local amenities including; shops, pubs, restaurants, leisure facilities and great schooling with both primary and secondary schools. The town also has an excellent bus service and nearby train station (Gleneagles), making it a good commuter base.

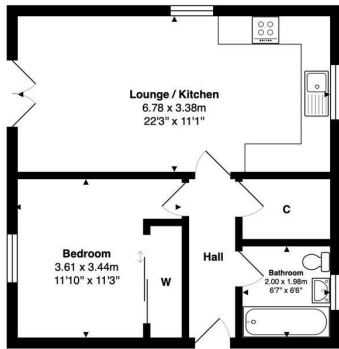
- One Bedroom
- Electric Heating
- Sought-After Location
- Close To Local Amenities
- Residents Parking
- Shared Garden Grounds
- Secure Entry System



11 Glamis Court, Gleneagles Village, PH3 1SQ

Total Area: 47.3 m² ... 509 ft²

All measurements are approximate and for display purposes only



1st Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	77
Scotland EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
89	82
Scotland EU Directive 2002/91/EC	



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