

36 High Street Auchterarder PH3 1DB

**JAMESON  
+ MACKAY**  
SOLICITORS AND ESTATE AGENTS

Offers Over £115,000



**1 Bedroom - 1 Bathroom - 1 Living Room**

Presenting a charming 1-bedroom bottom floor flat nestled in the heart of Auchterarder High Street! This hidden gem is brimming with potential, waiting for your personal touch to transform it into a modern haven.

Bedroom, spacious and bright, this room is the perfect canvas to create your relaxing retreat. With plenty of natural light streaming in, you'll wake up refreshed and ready to take on the day.

Inviting Conservatory imagine sipping your morning coffee or curling up with a good book in your very own conservatory! This additional space offers endless possibilities – perfect for a home office, a cosy reading nook, or even a small indoor garden.

Situated on bustling Auchterarder High Street, you'll have access to local shops, cafes, and amenities just steps from your door. Enjoy a vibrant community atmosphere while being conveniently located near transport links for easy commuting.

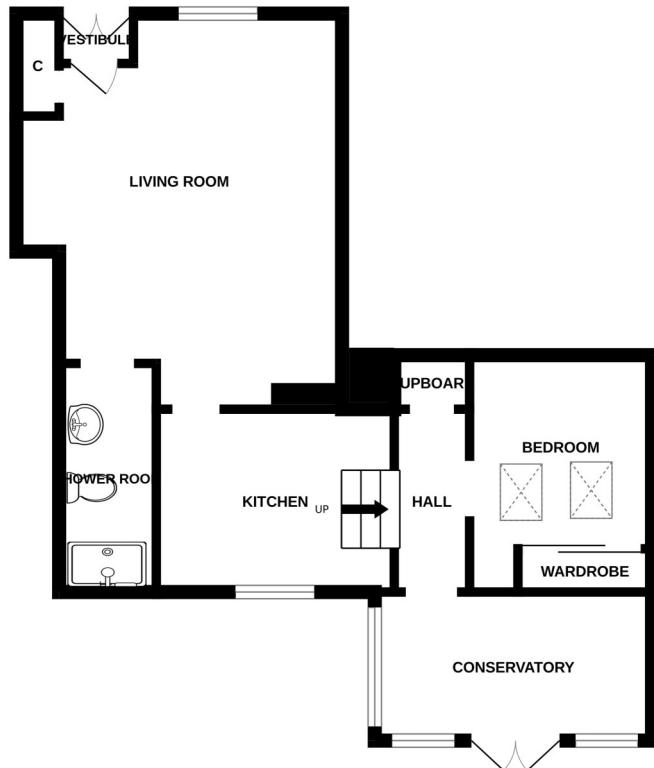
This property is a fantastic opportunity for those looking to invest in a project. Unleash your creativity and design vision to create the home of your dreams, tailored just for you!

With properties in this sought-after area steadily gaining value, this flat represents not just a home, but a smart investment in your future.

Don't miss out on this chance to put your stamp on a property in one of Auchterarder's most desirable locations.

- \* EPC Rating: D
- \* Council Tax: Band: A
- \* Local Authority: PKC





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Disclaimer

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.