

Simple Approach



**9 Carlownie Place, Auchterarder
Perthshire PH3 1BT**

Offers over £124,000

Simple Approach are delighted to bring you this beautifully presented End-Terraced Family Home set in the village of Auchterarder to the Perthshire residential market. Boasting key desired features such as Gas Central Heating, Double Glazing and large garden areas this property provides a spacious home for any growing family. With two sizeable Double Bedrooms, family bathroom and modern kitchen area this property will provide comfortable living in a highly sought after location. The property also benefits from ample on street parking . Get in touch with us to arrange a viewing on 01738827864 or email us on info@simpeapproachea.co.uk

Kitchen

11'7" x 7'1" (3.55 x 2.16)

Living Room

10'5" x 20'10" (3.19 x 6.37)

Bathroom

6'5" x 5'4" (1.96 x 1.63)

Bedroom 1

11'2" x 10'11" (3.41 x 3.34)

Bedroom 2

14'9" x 9'9" (4.51 x 2.99)

External

Externally this property is set in a peaceful area and benefits from ample on street parking. The property enjoys a tidy front lawn and a large rear garden. The rear garden is laid mainly to lawn with paving stone areas. The

property also benefits from beautiful views of the Perthshire hills which can be enjoyed whilst dining on the rear patio area.

Location

The Town of Auchterarder is situated approximately 13 miles away from the City of Perth and is a highly sought-after area to live due to its picturesque surroundings and its idyllic situation for Golfers, with the famous Gleneagles Resort set just minutes away. The Town of Auchterarder provides a variety of great local amenities including a buoyant High Street with unique boutique shops and reputable Primary and Secondary schooling including both public and private education.





- Two Double Bedrooms
- Double Glazing

- Front and Rear Garden
- Close to All Local Amenities

- Gas Central Heating
- On Street Parking





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	73	
(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		90
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
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Scotland		EU Directive 2002/91/EC