

Simple Approach



Estate Agents



**1 Clincart Cottages Moray Street, Auchterarder  
Perthshire PH4 1QF**

**Offers over £114,950**

## 1 Clincart Cottages Moray Street, Auchterarder, Perthshire PH4 1QF

Simple Approach are delighted to welcome this semi-detached two bedroom home in the Village of Blackford near Auchterarder to the Perthshire residential market. Comprising; a bright and spacious lounge leading on to the newly upgraded kitchen, with a staircase leading from the reception spaces directly up to the second floor, offering two double bedrooms and a family bathroom with shower over bath facility. Boasting spacious and modern accommodation throughout this property is the ideal purchase for any first time buyer or growing family. Early viewing is highly recommended to appreciate the quality of home on offer, as well as the excellent location.

### **Porch**

3'4" x 3'10" (1.04 x 1.17)

### **Living Room**

11'1" x 13'1" (3.39 x 3.99)

### **Kitchen**

14'1" x 9'10" (4.31 x 3.00)

### **Bathroom**

6'0" x 6'0" (1.85 x 1.83)

### **Bedroom 1**

10'11" x 10'9" (3.35 x 3.30)

### **Bedroom 2**

7'9" x 12'2" (2.38 x 3.72)

### **External**

Benefiting from a fully enclosed patio rear garden, perfect for enjoying some outdoor entertaining. This garden is South-facing meaning it will benefit from sunshine most of the day, with ample parking available to the front where needed.

### **Location**

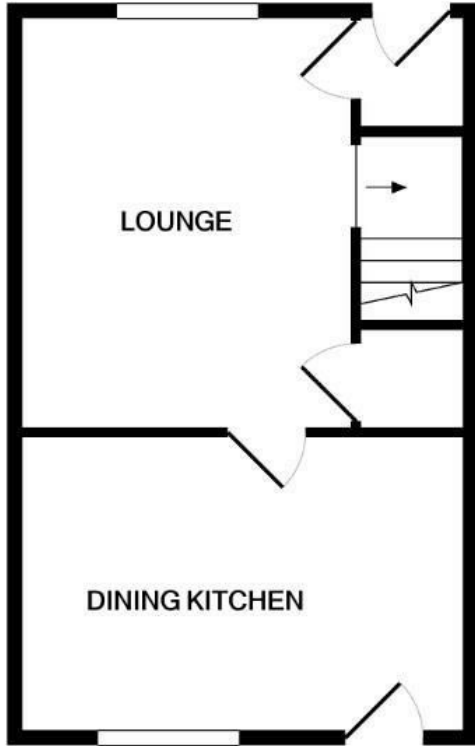
The Town of Auchterarder is situated approximately 13 miles away from the City of Perth and is a highly sought-after area to live due to its picturesque surroundings and its idyllic situation for Golfers, with the famous Gleneagles Resort set just minutes away. The High Street on Auchterarder offers plenty of local amenities such as shops, restaurants and salons, with Auchterarder High School and Primary School situated a few minutes walk from this property's doorstep.



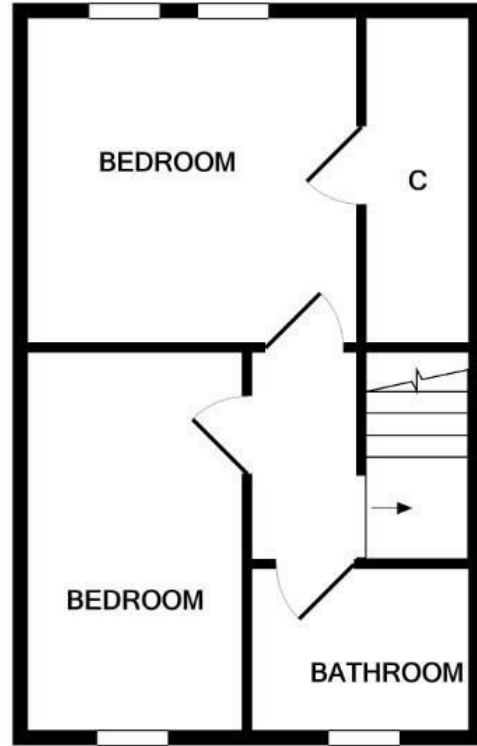


- Semi-Detached House
- Two Double Bedrooms
- Recently Upgraded Throughout
- Double Glazing and Electric Central Heating
- Private Enclosed Rear Garden
- Popular Location





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland		EU Directive 2002/91/EC