

Simple Approach



**138a High Street, Auchterarder
Perthshire PH3 1AD**

Offers over £45,000

***CLOSING DATE 23rd SEPTEMBER 12 NOON ***

Simple Approach are delighted to offer this traditional flat to the Perthshire Market. This One Bedroom Apartment is set in the the sought after location of Auchterarder. Perfectly located in the heart of Auchterarder and having many eating establishments, public houses and shops right on the doorstep, . It is situated in an ideal location for use of some of the best commuter networks in Scotland with easy access to Edinburgh, Glasgow, Dundee etc. Comprising of a good size lounge, kitchen, 1 Bedrooms and Bathroom. We would highly recommend a viewing of this property to appreciate the location and condition of the property on offer.

Livingroom

15'10" x 9'4" (4.84 x 2.87)

Kitchen

8'9" x 6'7" (2.67 x 2.01)

Bedroom

8'1" x 13'0" (2.48 x 3.97)

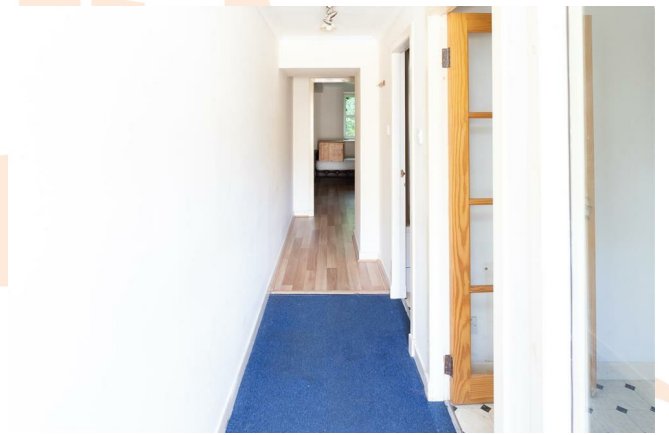
Bathroom

5'4" x 6'6" (1.64 x 1.99)

Location

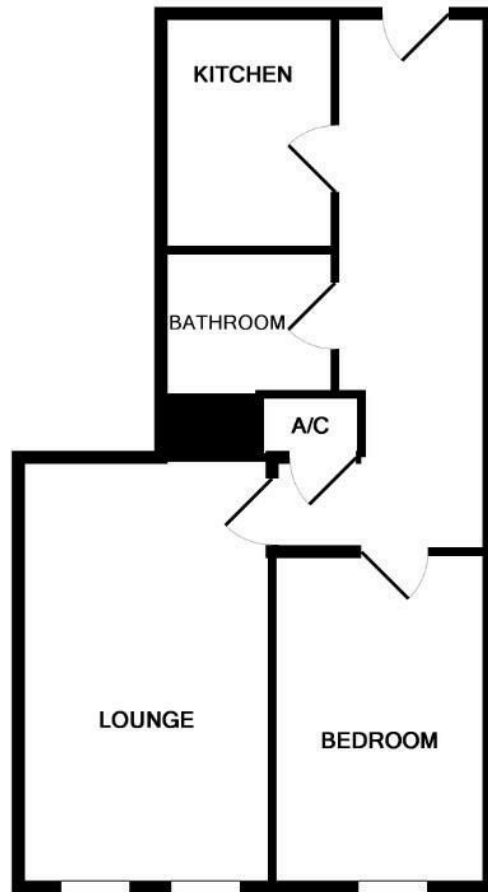
The Town of Auchterarder is situated approximately 13 miles away from the City of Perth and is a highly sought-after area to live due to its picturesque surroundings and its idyllic situation for Golfers, with the famous Gleneagles Resort set just minutes away. The Town of Auchterarder provides a variety 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. This bungalow would be ideal for the commuter with the Gleneagles Train Station a short distance away





- Good size bedroom
- Double glazing
- Excellent Location
- ***CLOSING DATE 23rd SEPTEMBER 12NOON ***
- Parking Available



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(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		
(81-91) B		
(69-80) C		
(55-68) D	61	69
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC