

Simple Approach



Estate Agents



**23 Townhead, Auchterarder
Perthshire PH3 1AH**

Offers over £169,950

Simple Approach are delighted to welcome this immaculately presented property on Townhead to the Perthshire market. Set on the main artery of Auchterarder this stunning family home boasts generous accommodation and is in beautiful, move-in condition throughout. Comprising a bright, spacious lounge, stunning modern fitted kitchen dining area, three double bedrooms with two double fitted wardrobes in the master room and a stylish family bathroom. This home is the ideal purchase for any growing family looking for a well-located property that offers the very best in quality and design. This property boasts many sought-after features such as gas central heating, double glazing, a well-maintained rear garden and on-street parking to the front. Viewing is absolutely essential to appreciate the finer details of this property, as well as the overall quality of home on offer.

Livingroom

11'6" x 15'2" (3.52 x 4.64)

Kitchen

6'5" x 10'7" (1.96 x 3.23)

Bathroom

5'1" x 6'4" (1.55 x 1.95)

Entrance Hallway

15'7" x 3'7" (4.76 x 1.10)

Bedroom 1 (Downstairs)

11'10" x 13'3" (3.63 x 4.04)

Landing

10'4" x 2'7" (3.16 x 0.79)

Bedroom 2

11'9" x 10'3" (3.59 x 3.14)

Bedroom 3

12'8" x 10'3" (3.87 x 3.14)

External

Externally this property benefits from an fully enclosed rear garden making it the perfect area for children and pets to play. This well maintained garden also has a perfect BBQ area which leads up to the lawn.

Location

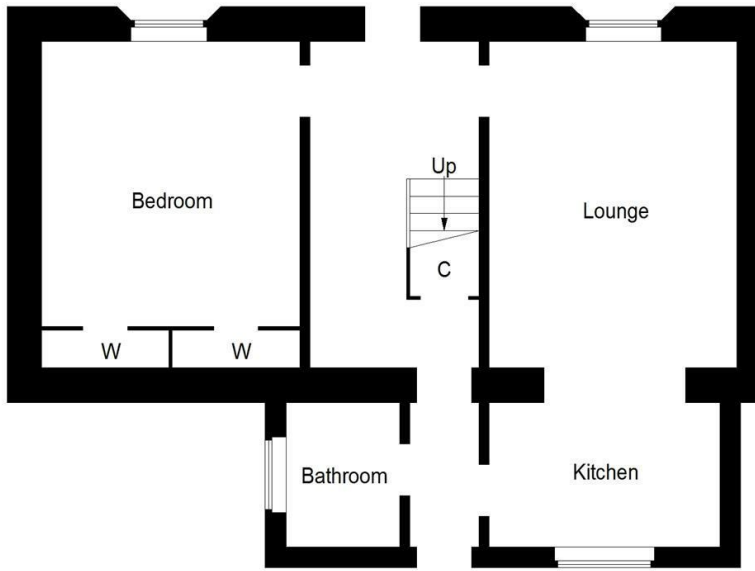
The Town of Auchterarder is situated approximately 13 miles away from the City of Perth and is a highly sought-after area to live due to its picturesque surroundings and its idyllic situation for Golfers, with the famous Gleneagles Resort set just minutes away. The High Street on Auchterarder offers 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.



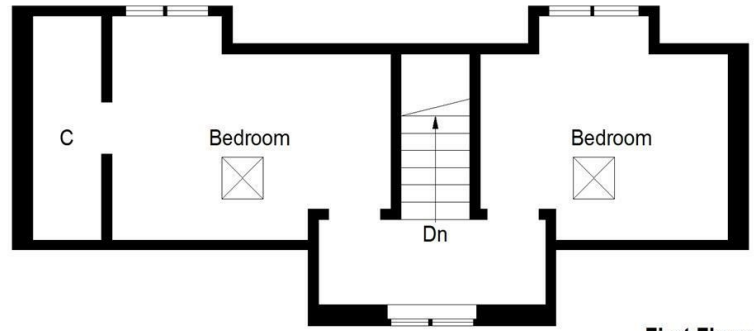


- 3 Large Double Bedrooms
- Great Family Home
- Fully Enclosed Rear Garden
- Stunning Modern Open Plan Kitchen into Lounge
- Sough-after Location
- Move-in Condition Throughout
- Bright Spacious Lounge
- Close To All Local Amenities
- Home Report value £185,000





Ground Floor



First Floor



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