

Simple Approach



**2 Shepherd's Wynd, Auchterarder
Perthshire PH3 1FD**

Offers over £120,000

2 Shepherd's Wynd, Auchterarder, Perthshire PH3 1FD

Simple Approach are pleased to welcome this well presented property on Shepherd's Wynd to the Perthshire residential market. Set in the highly sought after location of Auchterarder, this stunning family home boasts generous accommodation throughout comprising across the ground floor; a welcoming entrance hall leading to a bright and spacious lounge, a stunning, modern fitted kitchen, a useful utility room and a downstairs WC. On the first floor the property enjoys three bedrooms one of which has fitted storage space and a stylish family bathroom. This home is the ideal purchase for any growing family looking for a well-located property that offers ample living space throughout. This property boasts many sought-after features such as gas central heating (a brand new boiler newly installed this year), double glazing, large attic space and plentiful on-street parking. This property lends itself to a wide range of buyers and viewing is absolutely essential to appreciate the overall great quality of home on offer.

Entrance Hallway

9'2" x 9'10" (2.80 x 3.01)

Lounge

14'2" x 15'7" (4.32 x 4.77)

Kitchen

17'6" x 9'5" (5.35 x 2.88)

Utility

10'3" x 5'3" (3.13 x 1.62)

Bedroom

10'9" x 16'9" (3.29 x 5.13)

Bedroom

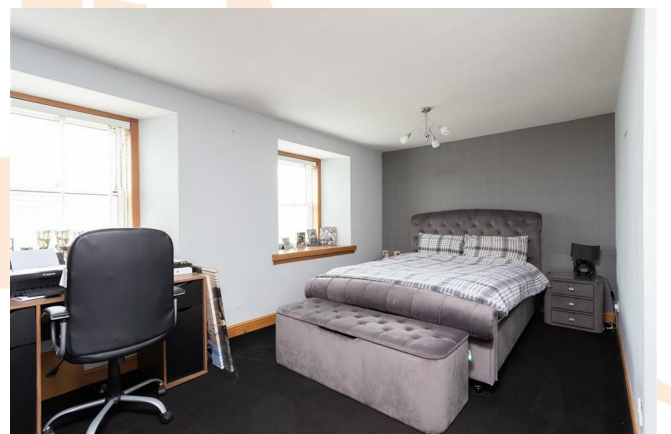
15'9" x 12'7" (4.81 x 3.85)

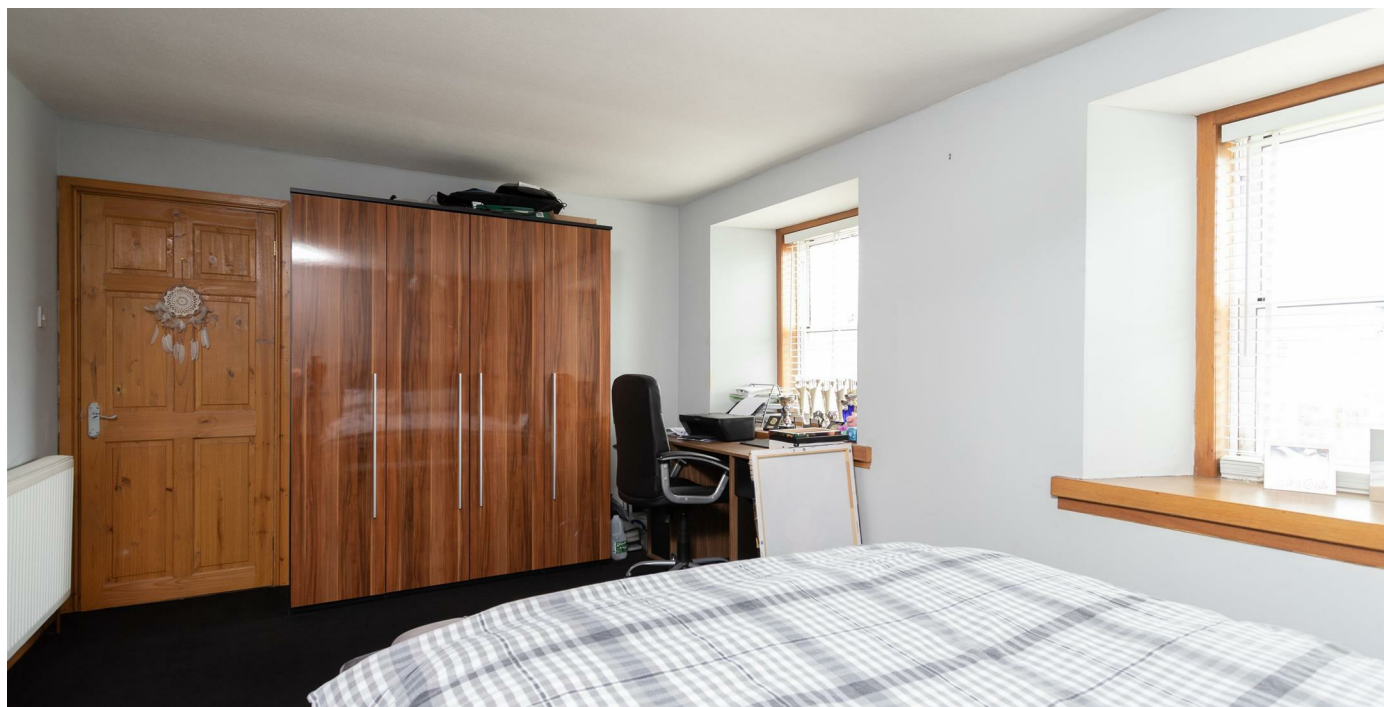
Bedroom

9'11" x 4'9" (3.03 x 1.45)

Bathroom

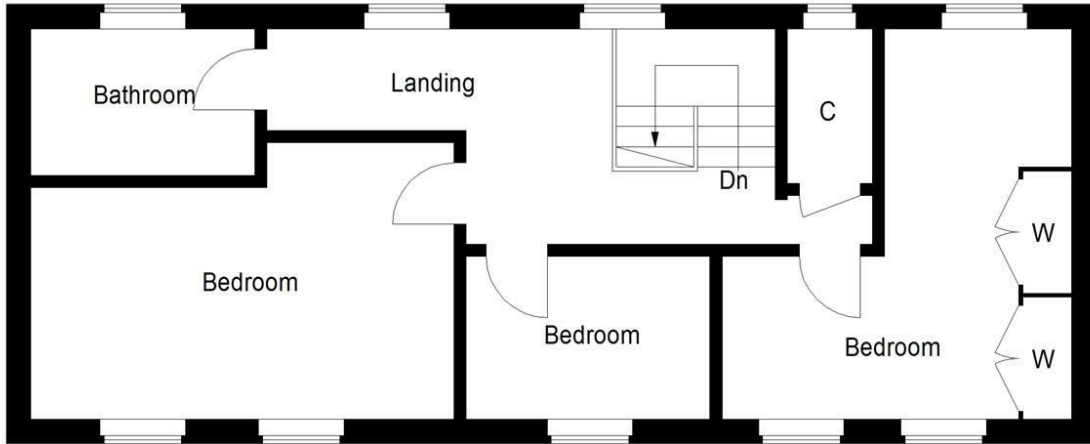
5'10" x 8'5" (1.80 x 2.58)



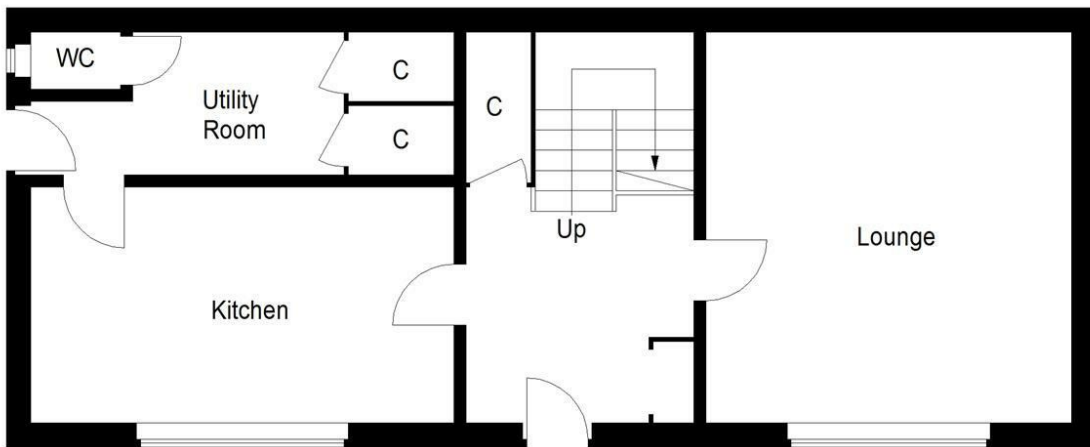


- Three Bedroom, Two Story House
- Modern Fitted Kitchen
- Gas Central Heating & Double Glazing
- Great Family Home
- Useful Utility Room
- Ample On Street Parking
- Bright & Spacious Lounge
- Desirable Location
- Potential For Attic Conversion Allowing For More Usable Space





First Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	