



## 28 Cheviot Road, Auchterarder, PH3 1QZ Offers Over £237,000

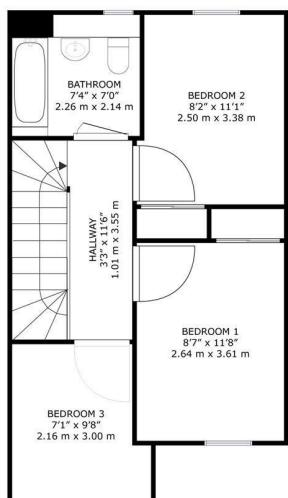
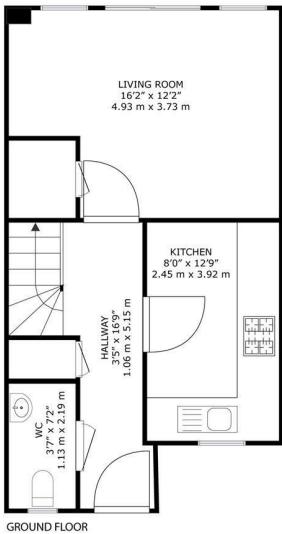


The accommodation is set over two levels - the ground floor comprises a welcoming entrance hallway, a modern kitchen with integrated appliances and a breakfast bar, and a spacious living room flooded with natural light and featuring patio doors that open directly onto the rear garden — ideal for everyday living and entertaining. A stylish W.C and two excellent storage rooms complete the ground floor.

Upstairs, the property offers three generously sized bedrooms, two of which benefit from built-in mirrored wardrobes providing excellent storage and a contemporary family bathroom.

Externally, the home is further enhanced by private off-street parking via a multi-car driveway. The attractive, tiered garden grounds feature a patio area, perfect for relaxing and entertaining during the summer months. Early viewing is highly recommended to fully appreciate the accommodation and setting on offer.

- 3 spacious bedrooms
- 1 modern bathroom plus W.C. on ground floor
- Close to local amenities
- Near schools and parks
- Easy access to transport
- Ideal family home
- Sought after location
- Large driveway
- Landscaped garden grounds
- 2 spacious storage rooms and floored attic for additional storage



## 28, Cheviot Road Auchterarder, PH3 1QZ

GROSS INTERNAL AREA  
 GROUND FLOOR : 413 sq. ft, 38.4 m<sup>2</sup>, FIRST FLOOR : 399 sq. ft, 37.1 m<sup>2</sup>  
 TOTAL: 882 sq. ft, 82 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	82
(69-80) C	82
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	85
(81-91) B	85
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Scotland EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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