



**Premier  
Properties**  
Perth



## 17 Queens Terrace, Auchterarder, PH3 1BS Offers Over £105,000



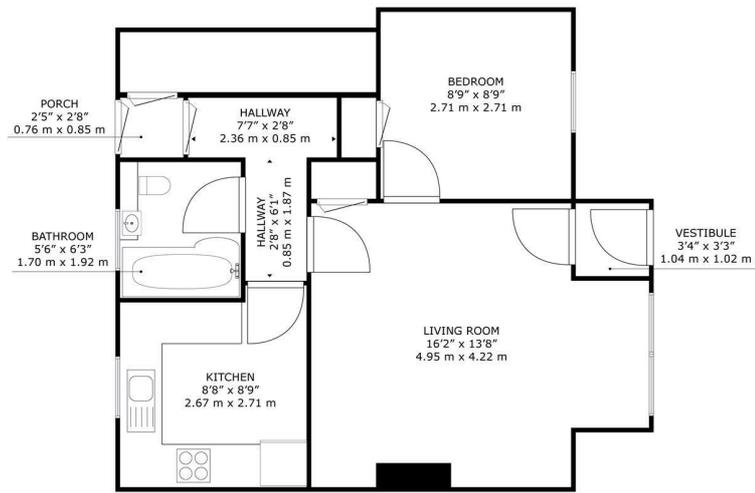
The flat features a well-proportioned bedroom, an inner hall, and a functional kitchen, providing all the essentials for comfortable living. The bathroom is conveniently located, ensuring ease of access. The property benefits from gas central heating and double glazed windows.

Outside, the flat is complemented by garden grounds to the front, side, and rear, offering a lovely outdoor space to enjoy. The rear garden features timber decking, ideal for alfresco dining or simply soaking up the sun.

The location of this property is particularly appealing, as Auchterarder boasts a variety of amenities, including a supermarket and a selection of independent shops. The highly regarded community campus offers nursery, primary, and secondary schooling, making it an excellent choice for families. For golf enthusiasts, Auchterarder Golf Club is nearby, and the prestigious Gleneagles Hotel, renowned for its four golf courses and extensive sporting facilities, is just over two miles away. With excellent transport links to Perth, Stirling, Edinburgh, and Glasgow, as well as proximity to Gleneagles train station, this property is perfectly situated for both work and leisure.

- Ground floor main door flat
- Ideal for downsizers
- Perfect for first-time buyers
- Gas central heating
- Double glazed windows
- Front, side, and rear gardens
- Timber decking at rear
- Located in Auchterarder
- Close to local amenities
- Viewing recommended





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GROSS INTERNAL AREA  
TOTAL: 446 sq. ft., 41.4 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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