



**Premier
Properties**
Perth



1 Strathearn Terrace, Auchterarder, PH3 1HF Offers Over £155,000

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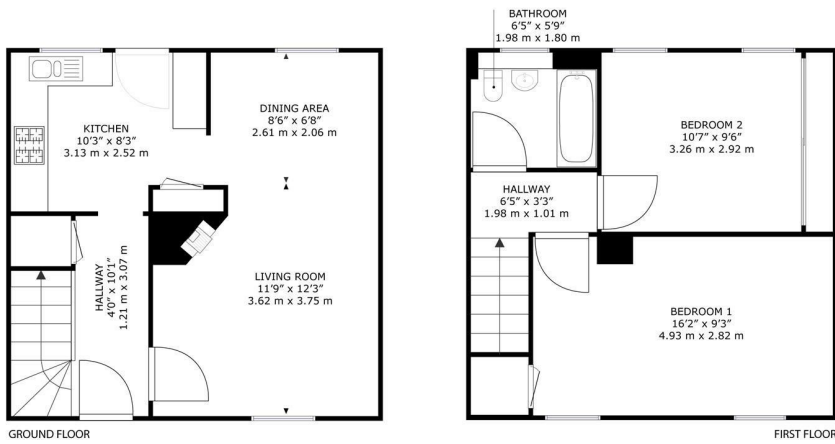
The accommodation is arranged over two levels and comprises a welcoming entrance hall, a bright and spacious living/dining room, and a well-appointed kitchen with direct access to the rear garden. Upstairs, there are two generous double bedrooms and a contemporary family bathroom. The property further benefits from excellent storage throughout, gas central heating, and double glazing.

Externally, there is parking available to the front of the property. The substantial garden grounds are predominantly laid to lawn and feature a patio area, providing the perfect setting for outdoor dining and relaxation during the warmer months.

Early viewing is highly recommended to fully appreciate all that this lovely home has to offer.

- 2 double bedrooms
- 1 modern bathroom
- Spacious reception room
- Close to local amenities
- Easy access to transport
- Ideal for small families
- Viewing recommended

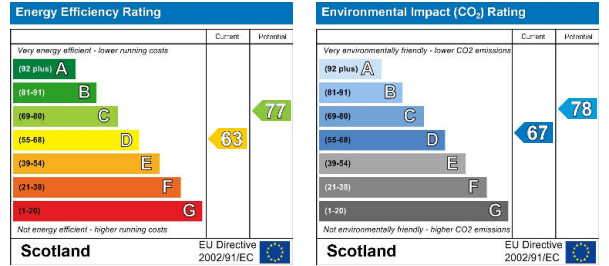




1, Strathearn Terrace Aberuthven, Auchterarder, PH3 1HF

GROSS INTERNAL AREA
GROUND FLOOR : 322 sq. ft./29.9 m², FIRST FLOOR : 334 sq. ft./31.0 m²
TOTAL: 656 sq. ft./60.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.