



**Premier
Properties**
Perth



11 Glamis Court, Auchterarder, PH3 1SQ Offers Over £240,000



Presented in move-in condition, the accommodation is bright & tastefully decorated throughout comprising: Reception hall, lounge with Juliette balcony, modern open plan breakfasting kitchen, one double bedroom, featuring built-in storage and a modern bathroom.

Benefitting from double glazing and electric heating, the property features a secure entry phone system, shared storage cupboards and residents parking. The communal areas and attractive garden grounds are all well maintained.

There is a factoring fee of around £2370 per annum.

This home is located in a sought-after, exclusive private development on Gleneagles Estate, well known for its excellent facilities, including its golf courses. The town of Auchterarder is within close proximity offering excellent local amenities including; shops, pubs, restaurants, leisure facilities and great schooling with both primary and secondary schools. The town also has an excellent bus service and nearby train station (Gleneagles), making it a good commuter base.

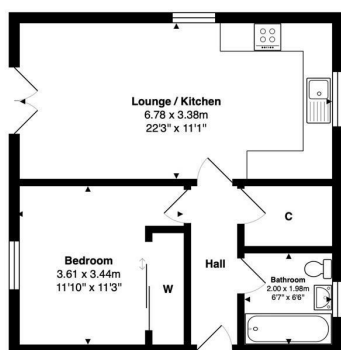
- One Bedroom
- Electric Heating
- Sought-After Location
- Close To Local Amenities
- Residents Parking
- Shared Garden Grounds
- Secure Entry System



11 Glamis Court, Gleneagles Village, PH3 1SQ

Total Area: 47.3 m² ... 509 ft²

All measurements are approximate and for display purposes only.



1st Floor



Energy Efficiency Rating	Current	Potential	Environmental impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	67	77	Very environmentally friendly - lower CO₂ emissions (82 plus) A (61-81) B (49-60) C (35-48) D (19-34) E (1-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	92
Scotland EU Directive 2002/91/EC 			Scotland EU Directive 2002/91/EC 		



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