



**Premier
Properties**
Perth



12 Glamis Court, Auchterarder, PH3 1SQ Offers Over £349,995

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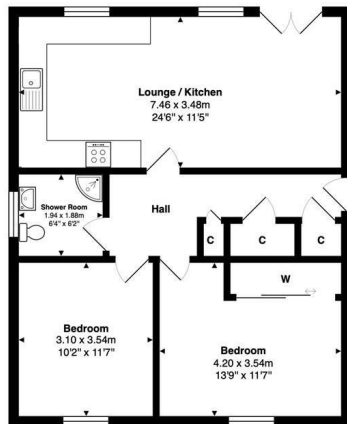
This stunning apartment is presented in move-in condition. The accommodation is bright & tastefully decorated throughout comprising: Welcoming reception hall, offering ample internal storage, lounge featuring Juliette balcony - the perfect space for relaxing and entertaining. Modern open plan breakfasting kitchen with white goods included, two double bedrooms, with one benefitting from built-in storage and a modern, family shower room. The wall mounted TV system is also included in the sale.

Benefitting from double glazing and a wet electric central heating system, 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.

Ideally suited to a range of purchasers, viewing comes highly recommended to fully appreciate what this home has to offer.

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.

- 2 Double Bedrooms
- Wet Electric Heating System
- Double Glazing
- Secure Entry Door System
- Allocated Parking
- Sought-After Location
- Close To All Local Amenities



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	87
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	59	(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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