



**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.

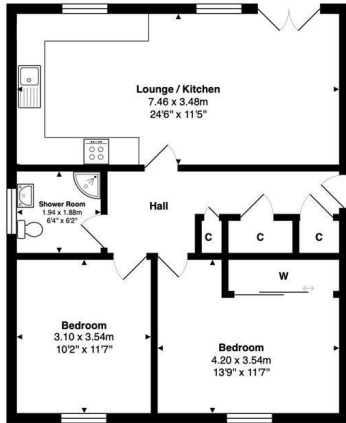
This home is located in a sought-after, exclusive private development on Gleneagles Estate, well known for its excellent facilities, including its golf courses. The town of Auchterarder is within close proximity offering excellent local amenities including; shops, pubs, restaurants, leisure facilities 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

**12, Glamis Court, Gleneagles Village, PH3 1SQ**

Total Area: 68.8 m<sup>2</sup> ... 740 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating	
Current	Potential
59	69

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

Scotland EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
87	90

Very environmentally friendly - lower CO<sub>2</sub> emissions

(92 plus) A  
(81-91) B  
(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



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