



**Premier
Properties**
Perth



8 Abbotsfield Terrace, Auchterarder, PH3 1DD
Offers Over £125,000

 2  1  1  D



- 2 bedrooms
- Spacious reception room
- Close to local amenities
- Easy access to transport
- Ideal for small families
- Quiet & sought after location
- Viewing recommended



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GROSS INTERNAL AREA
GROUND FLOOR: 35.7 m² (384 sq.ft.), FIRST FLOOR: 33.6 m² (362 sq.ft.)
TOTAL: 69.3 m² (746 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency 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			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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.

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