Premier Properties
Perth

Plot 620 Albion Avenue, Auchterarder, PH3 1QZ
Fixed Asking Price £330,000

3 2 1

Upon entering this three-bedroom detached home, you are welcomed into a convenient hallway with access to the upper floor and attractive lounge situated to the front of your new home.

The light-filled lounge leads through to the open plan kitchen / dining area which boasts patio doors leading out to your rear gardens which brings the feeling of outside in. This flexible living space is perfect for all the family to enjoy as well as for entertaining guests. The kitchen also leads through to a convenient utility and WC.

As you journey upstairs within the Cheviot you reach your beautiful master bedroom which has a sleek en-suite shower room as well as access to two built in wardrobes adding to the comfort and convenience of this home. Both other bedrooms also offer built in storage and have space for further free-standing furniture, perfect for family living.

The stylish family bathroom is also situated on the first floor of this home.

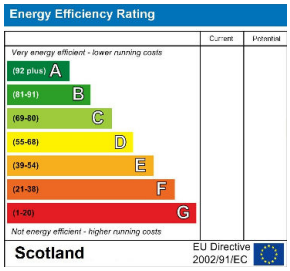
For your peace of mind, this Luxury 3 bedroom home comes with a 2 year Muir Home warranty and a 10 year NHBC, perfect for a hassle free move.

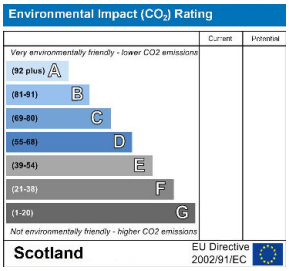
House Type = Cheviot

•Qualifies for the £10,000 government first home fund grant
• Fantastic amenities and excellent schools
•3 bedroom Detached House
•Master en-suite
•Luxury Ashley Ann Kitchen
•Integrated Bosch Appliances
•Fitted wardrobes
•Garage with Private Monobloc Driveway
•Vanity units to bathroom
•Spacious back garden
•High Luxury specification

Ideally situated in the attractive Perthshire town of Auchterarder, the property enjoys easy access to an excellent range of local amenities. The town offers a selection of independent cafés and restaurants, a supermarket, health centre, and highly regarded schooling, making it an ideal location for families, professionals, and retirees alike. Auchterarder also benefits from excellent transport links, providing convenient access to Perth, Stirling, Edinburgh, and

- Qualifies for the £10,000 government first home fund grant
- High Luxury specification
- 3 bedroom Detached House
- Master en-suite
- Luxury Ashley Ann Kitchen
- Integrated Bosch Appliances
- Fitted wardrobes
- Vanity units to bathroom
- Garage with Private Monobloc Driveway
- Fantastic amenities and excellent schools





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

45 King Street, Perth, PH2 8JB
T. 01738 44 22 55 | **E.** sales@premierpropertiesperth.co.uk
www.premierpropertiesperth.co.uk