



**NeilWhittet**  
solicitors and  
estate agents

11 Montrose Road,  
Auchterarder, PH3 1BZ  
Offers Over ~£200,000

[www.neilwhittet.com](http://www.neilwhittet.com)



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Offers Over £200,000

Situated near the centre of Auchterarder with many amenities including library, shops, restaurants, takeaways, primary and secondary schooling, a lovely mid terraced two bed villa over three floors with garage and driveway to rear of property, private, secluded garden, gas central heating and double glazing throughout. Closeby motorway links to Stirling, Glasgow and Edinburgh, on a regular bus route to Perth City Centre.



Accommodation –  
Entrance Hallway –  
Welcoming entrance, laid with quarry tiles, carpeted stairwell.

Lounge - 5.50m x 3.72m (approx)  
Beautifully presented public room laid with solid wood flooring, ornate gas fire with oak fireplace. Ample space for free standing furniture. Double French doors leading to;  
Kitchen/Diner – 4.83m x 2.23m (approx)  
Bright kitchen overlooking garden, fitted with a selection of wall and units, tiled splashback, ceramic hob



## First Floor –

### Bedroom 1 –

5.05m x 2.77m (approx)

Naturally bright dual aspect double bedroom with ample space for free standing furniture, carpeted.

### Bathroom – 2.70m x 1.98m (approx)

White three-piece suite consisting of wc, basin, bath with glazed shower screen and electric shower. Vinyl flooring.

## 2<sup>nd</sup> Floor –

### Hallway –

Large walk in storage cupboard.

### Bedroom 2 – 3.96m x 3.62m (approx)

Good sized double with triple high gloss wardrobe, overlooking rear garden, carpeted.

### External –

On street parking to the front of the property. To the rear is a private garden mainly laid to lawn with patio. Large shed, garage and driveway accessed from the rear of the property.



Extras –

Curtains in both the lounge and bed 1, white goods and free standing wardrobes available under separate negotiation.

**Burdens – EPC - D Council Tax Band - C**

Note: While Neil Whittet Solicitors make every effort to ensure all particulars are correct and given in good faith any intending purchasers should satisfy themselves by inspection or to the correctness of each of them.



Abernethy

Almondbank

Bankfoot

Coupar Angus

Luncarty

Murthly

Newburgh

Perth

Ruthvenfield

Scone

Stanley

St Madoes

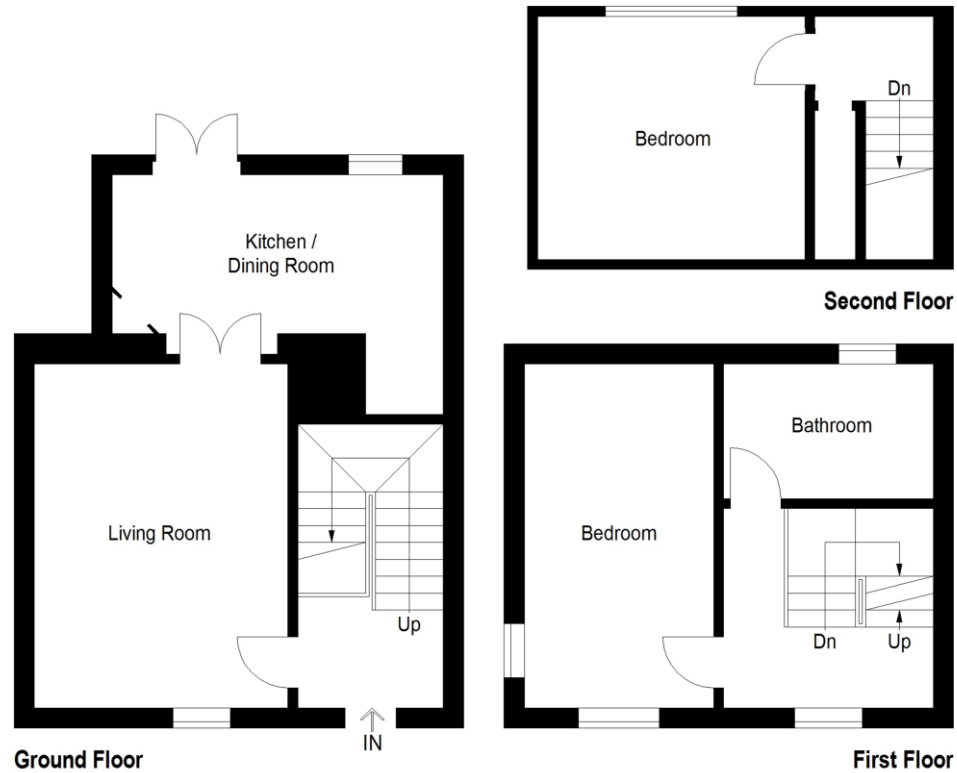


Illustration For Identification Purposes Only. Not To Scale

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