



NeilWhittet
solicitors and
estate agents

21 Queens Terrace
Auchterarder,
PH3 1BS
Offers Over £178,000

www.neilwhittet.com



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Immaculately presented 2/3 bed semi detached villa set within a quiet cul de sac in the popular town of Auchterarder. Great sized plot with driveway, and enclosed rear garden with insulated cabin, ideal for working from home. Gas central heating and double glazing. Modernised throughout, this property would suit a variety of purchasers.

Accommodation –

Welcoming hallway laid with wood effect laminate flooring, interior oak doors, carpeted stairwell.

Lounge/Dining Room – 6.55m x 3.20m (approx)

Fantastic dual aspect public room with French doors leading to the decked patio, wood effect laminate flooring.

Kitchen – 3.96m x 3.18m (approx)

Modern high gloss kitchen with a great selection of wall and base units, marble effect work surfaces, stainless steel gas hob, cooker hood and oven. Large walk in under-stair cupboard, wood effect laminate flooring. W/M, D/W & F/F available under separate negotiation.





Upstairs Hall –
Carpeted with shelved linen cupboard, access hatch to attic.

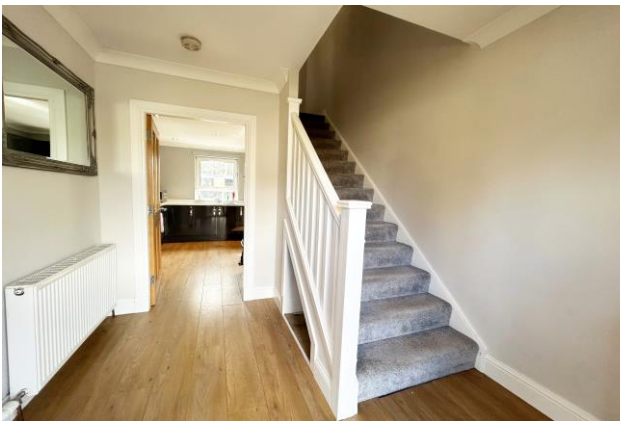
Shower Room - 2.58m x 1.48m (approx)
Modern three piece suite consisting of wc, basin with high gloss vanity unit and walk in double shower with mains shower, vinyl flooring.

Bedroom 1 – 3.80m x 2.85m (approx)
Spacious double with triple built in wardrobes, carpeted, space for free standing furniture, overlooking rear garden.

Bedroom 2 – 3.00m x 2.45m (approx)
Another double with built in wardrobes, carpeted, giving access to;

Bedroom 3 – 2.96m x 2.20m (approx)
To front of property, carpeted, ideal dressing room, nursery or children's bedroom.

External –
To the front is gravel driveway, a great sized enclosed rear garden laid with astro turf, with insulated cabin which is a great extra space. Large shed, decked patio.



External –

Burdens –

Council Tax Band - B

EPC – 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

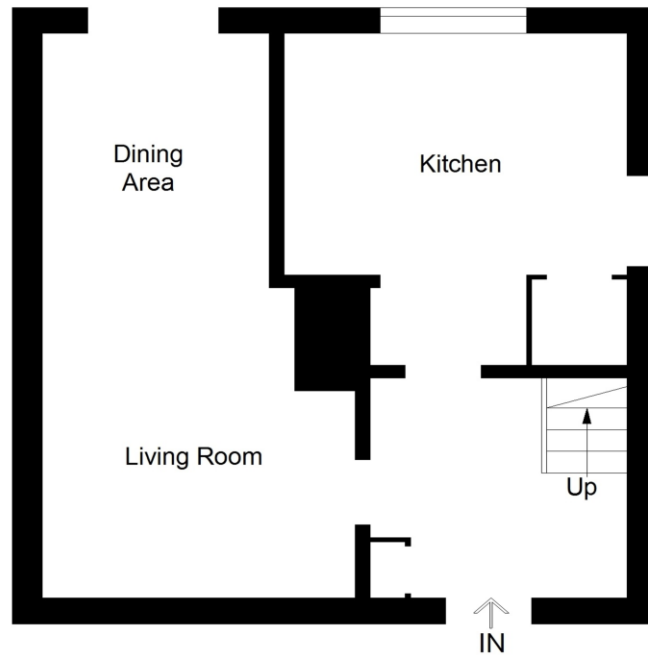
Perth

Ruthvenfield

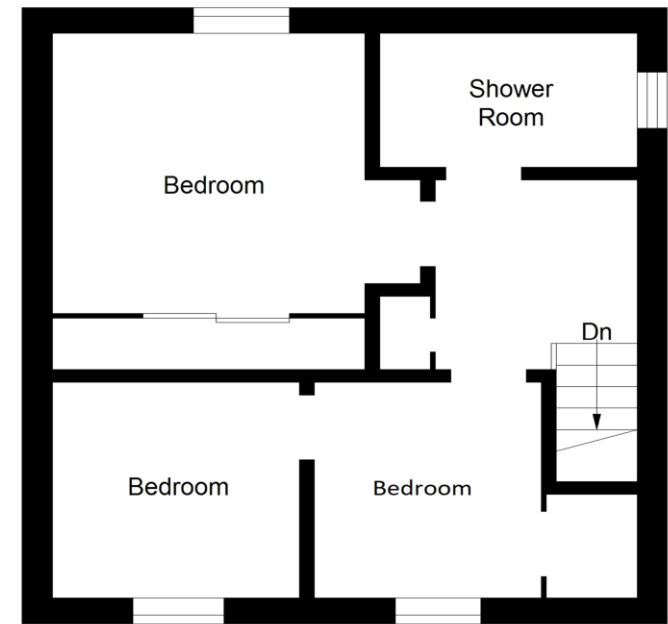
Scone

Stanley

St Madoes



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1066602 / Ref:87654)

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