

**12 Hunter Street,
Auchterarder PH3 1PA**

Offers Over £260,000

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS



3 Bedroom - 1 Shower room - 2 Living Room

On a quiet street, situated just off the High Street, this well-proportioned, 2 bedroom villa offers comfortable accommodation presented in move in condition.

Built in the early 1900's, this home boasts 2 living areas, large modern kitchen and downstairs family bathroom.

The accommodation sits at the top of the stairs, featuring 2 large bedrooms and a 3rd single bedroom that could also be used for a study. A second w/c can also be found upstairs.

A terraced, grassed lovely large garden is perfect for the family or the green thumb. Lots of space to put your own stamp. Auchterarder is a lovely, bustling town in close proximity to the internationally renowned Gleneagles estate and golf courses. The so called 'Lang Toon' is set over a long high street with lots of boutique shops, a variety of cafes and restaurants, and plenty high street names too, so everything is right on your doorstep.

If however, you prefer a broader range of shops or to commute for work, Perth city centre is approximately 20 minutes' drive, with Glasgow around 45 minutes away. It's a brilliant setting for a first home, small family or possibly a holiday home.



- * EPC Rating: C
- * Council Tax: Band: E
- * Local Authority: PKC

Measurements: (in meters)

Lounge: 5.08 - 3.36

Dining: 5.12 - 3.59

Kitchen: 5.69 - 2.32

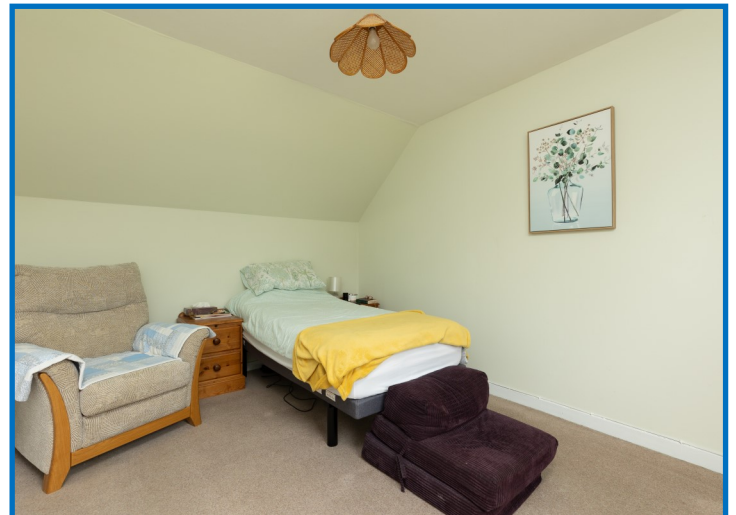
Shower room: 2.66 - 2.33

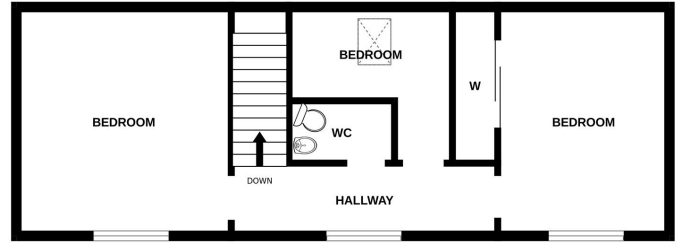
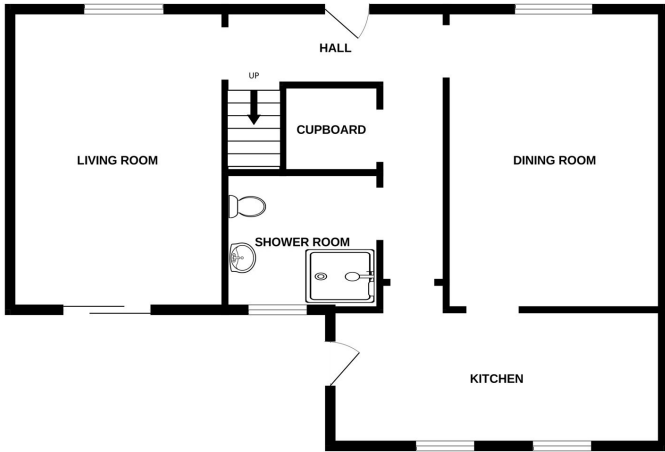
Bedroom 1: 3.97 - 3.63

Bedroom 2: 3.45 - 2.55

Bedroom 3: 3.97 - 2.87

W / C: 1.49 -





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland	EU Directive 2002/91/EC	

1 Charlotte Street , Perth, United Kingdom , PH1 5LP
71 High Street, Auchterarder PH3 1BN

01738 630 350

property@jamesonmackay.co.uk

www.jamesonmackay.co.uk

Disclaimer

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.