



6 Garth Terrace, Auchterarder, PH3 1PD

Offers over £70,000

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This ground floor flat offers spacious accommodation on one level. The property is situated on the outskirts of the town with stunning views across the surrounding countryside. All windows are double glazed and there is gas central heating. Ideal buy to let investment or for a first time buyer.

Auchterarder lies between Perth and Stirling. The close proximity of the A9 motorway network, which bypasses the town, allows for easy commuting access to Glasgow, Edinburgh and throughout the Central Belt. Auchterarder itself provides excellent local amenities including a good range of shops, frequent bus services and a rail link at Gleneagles Station. For those who enjoy outdoor pursuits the surrounding countryside is ideal for walking and fishing and the world renowned Gleneagles Hotel with its golf courses is also nearby. There is both primary and secondary school complexes with community/sports hall and cottage hospital.

EPC - D



## DESCRIPTION

A spacious hall gives access to all the accommodation. The lounge is well proportioned with twin front facing double glazed windows.

The kitchen is fitted with a range of wall and base units with complementary work surfaces and splash back tiling. Stainless steel sink unit below rear facing double glazed window. Integrated electric hob with extractor hood above and electric oven. Space for

washing machine and fridge freezer. Ample space for table and chairs.

The bedroom is a good sized double with front facing double glazed window. Large walk-in cupboard. The bathroom is fitted with a WC, wash hand basin and bath with shower over. Tiled in the bath area. Rear facing double glazed window.



## EXTERNAL

To the rear of the property there is an allocated parking space for No 6 and visitors parking. There is a large communal garden to the rear of the property surrounded by boundary fencing and a communal drying area also.

## MEASUREMENTS

Hall - 9'4 x 6'4 (2.84m x 1.93m)  
Lounge - 16'0 x 12'7 (4.88m x 3.84m) (max measurements)  
Kitchen - 12'9 x 9'2 (3.89m x 2.79m)  
Bedroom - 15'11 x 11'11 (4.85m x 3.63m) (max measurements)  
Bathroom - 9'5 x 5'11 (2.87m x 1.80m)

## ITEMS INCLUDED

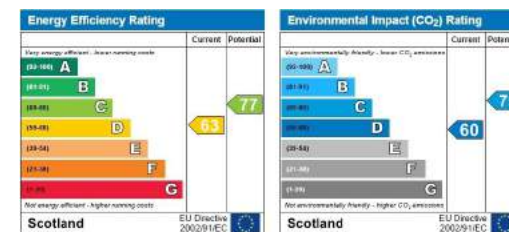
All floor coverings, light fittings and blinds where fitted.

## VIEWING

Full details of this property can be viewed on our website: [www.kippencampbell.com](http://www.kippencampbell.com) and at [www.pspc.co.uk](http://www.pspc.co.uk). To arrange to view please contact Kippen Campbell Property Services, 62 South Street, Perth on 01738 638283. Viewing can also be arranged via Perthshire Solicitor Property Centre when this office is closed. Monday - Friday 5.30pm - 9pm, Saturday 9am to 4pm and Sunday 10am to 4pm on 01738 635301 (Monday - Friday evenings and Sunday is a Telephone Service only).

## NOTES

Any electrical appliances including any central heating systems are not warranted by the agents. Purchasers should satisfy themselves as to their condition. The measurements have been taken by an ultrasonic distance measurer and are therefore approximate.



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# Ground Floor

