

**11 Ruthven Street,
Auchterarder, PH3 1BW**

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS



- + *Upper Flat*
- + *Bright and Spacious Accommodation*
- + *Private Garden*
- + *Offers Over £115,000*



1
Public Rooms



2
Bedrooms



1
Bathrooms

T: 01738 630 350

Accommodation

This lovely two-bedroom flat is situated in the highly sought-after Auchterarder. This charming property is in a prime location to take advantage of all the Auchterarder has to offer, including schools, shops, restaurants, cafes, and the Gleneagles Hotel, which is just a short drive away. For commuters, it is also close to the A9.

The property's interior features two spacious bedrooms, a bright lounge, a spacious shower room and a kitchen/dining area. There are steps down to the back garden which contains a lawn area, patio and shed.

EPC - D

Council Tax Band - B

Measurements:

Entrance hall 2.6x 2.3

Boiler cupboard 1.6x1.8

Shower room 2.9 x 2.0

Bedroom 1 6.6 x 4.6

Bedroom 2 3.0 x 2.8

Lounge 3.6 x 4

Kitchen 4.3 x 4.5













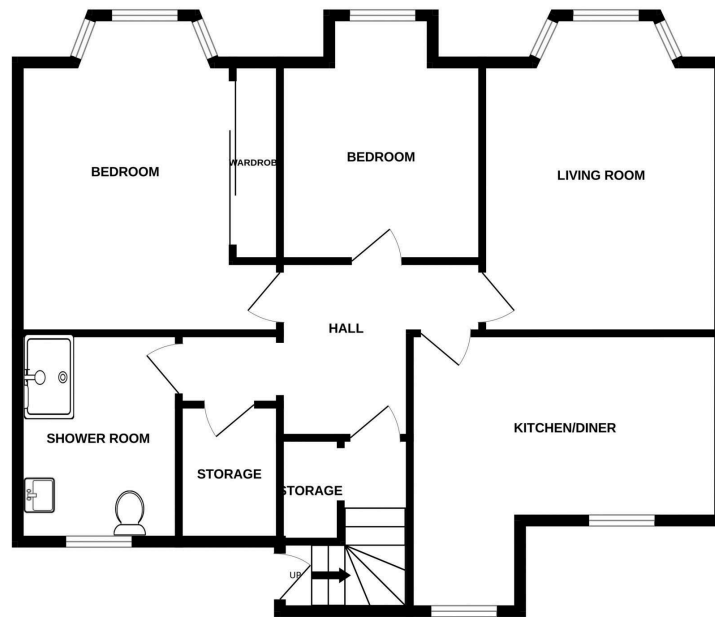
to view:

T: 01738 630 350

E: property@jamesonmackay.co.uk

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Room1	Room1Measurements
Room2	Room2Measurements
Room3	Room3Measurements
Room4	Room4Measurements
Room5	Room5Measurements
Room6	Room6Measurements
Room7	Room7Measurements
Room8	Room8Measurements
Room9	Room9Measurements
Room10	Room10Measurements
Room11	Room11Measurements
Room12	Room12Measurements

YOUR PROPERTY SPECIALISTS

1 Charlotte Street, Perth PH1 5LP
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