

**3 Strathearn Terrace,
Auchterarder, PH3 1HF**

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS



- + *Mid Terraced Villa*
- + *Lovely Garden*
- + *Spacious Accommodation*
- + *Offers Over £130,000*



1

Public Rooms



2

Bedrooms



1

Bathrooms

T: 01738 630 350

Situated in the heart of Aberuthven, this attractive home offers more than just a roof over your head - it provides a lifestyle that blends modern living with nature's bounty.

3 Strathearn Terrace is a spacious mid terraced home. Featuring great living space in the lounge which offers dining space, front and rear windows and access to the kitchen. This leads to access to the back garden which has both patio and lawn with a shed and greenhouse. On the upper level of the house are two bedrooms and one shower room. One of the double bedrooms has fitted wardrobes and plenty space for double bed and further furniture. The other room has ample space for wardrobes.

Enjoy the convenience of having essential amenities at your doorstep. The village boasts a welcoming community spirit and has a local shop, hotel and restaurant, church and a village hall.

However, being 5 minute drive away from Auchterarder there are many more amenities including shops, restaurants, pubs and cafes. For everyday needs, you won't have to venture far.

Aberuthven is home to an excellent primary school, and Auchterarder has both primary and secondary schooling just a 5 minutes' drive, ensuring your children have access to quality education. Explore the beauty of the surrounding countryside with tranquil walks, picnics by the River Earn, and delightful moments in nature. The village is also perfectly positioned for easy access to a range of attractions. Commuting to nearby towns and cities is a breeze with good road links, ensuring you're well-connected to the broader region.

Schedule a viewing today and let your Aberuthven adventure begin. Contact us for more details and to explore this wonderful property at 3 Strathearn Terrace. Please note, kitchen appliances may be negotiable.







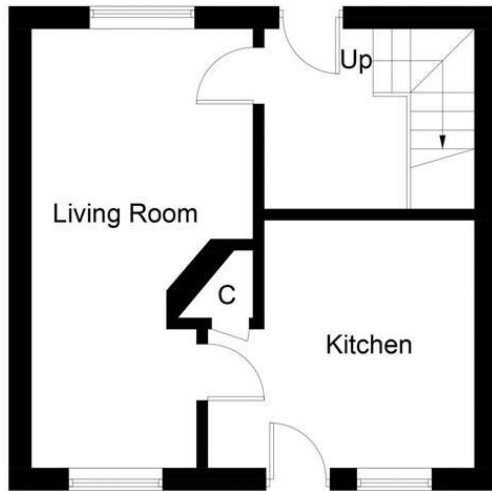




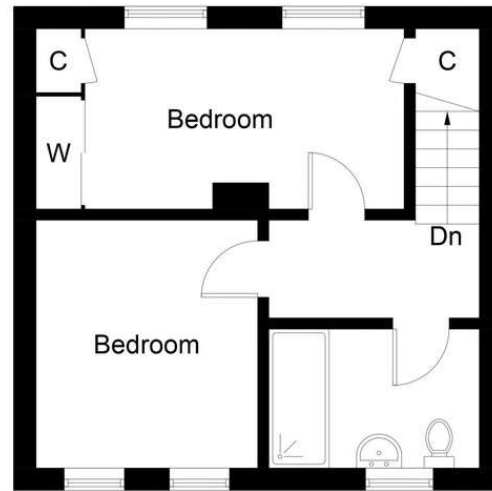


to view:
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Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1019625)

Lounge	5.9m x 3.6m
Kitchen	3.3 x 3m
Hall	2.1 x 1.2m
Bed 1	4.3 x 2.8m
Bed2	3.8 x 2.9m
Shower Room:	1.9 x 1.7m
Approx Measurements	In metres.

YOUR PROPERTY SPECIALISTS

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