

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

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS



- + *Upper Flat*
- + *Bright and Spacious Accommodation*
- + *Back Garden*
- + *Offers Over £120,000*



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, shower room, a bright lounge, 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













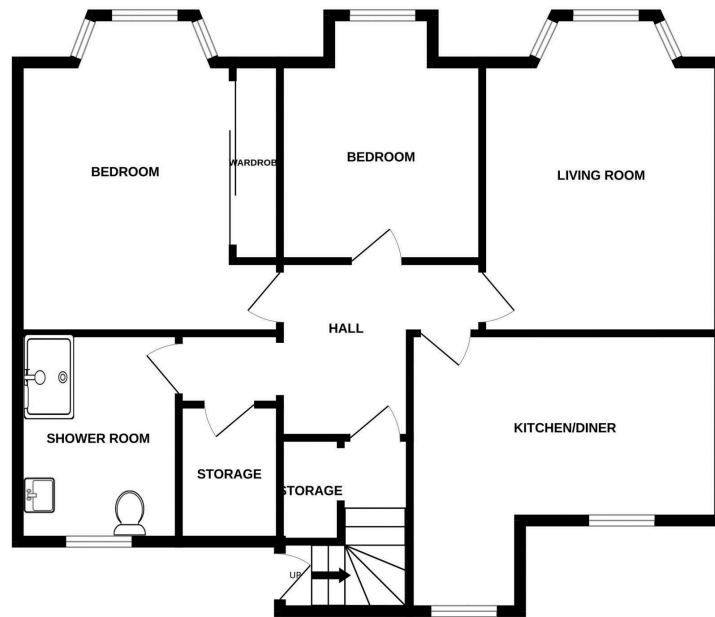
to view:

T: 01738 630 350

E: property@jamesonmackay.co.uk

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Room Measurements	Approx Measurements In Meters
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

YOUR PROPERTY SPECIALISTS

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T: 01738 630 350 F: 01738 630 264

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T: 01764 663 830 F: 01764 663 135



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