

**41 Rossie Place,  
Auchterarder, PH3 1AJ**

**JAMESON  
+ MACKAY**  
SOLICITORS AND ESTATE AGENTS



- + *Semi-detached Villa*
- + *Bright and Spacious Accomodation*
- + *Private Garden*
- + *Offers Over £210,000*



**2**  
Public Rooms



**3**  
Bedrooms



**1**  
Bathrooms

**T: 01738 630 350**

41 Rossi Place is located in a sought after, residential area in Auchterarder, just off the High Street. Being a short distance from the centre of the bustling town, it is perfectly located to enjoy the peaceful setting. Auchterarder's many amenities include; nursery and schooling, restaurants and bars, shops, clothing boutiques, grocery stores, Gleneagles Hotel, golf courses and many more.

The property boasts bright and spacious accommodation over 3 floors, in great condition. A fantastic easy maintainable private back garden and a paved front garden with large driveway. Auchterarder

offers easy access to the A9, which will be ideal for commuters.

The property comprises; bright lounge, fitted kitchen with utility room, dining room extension, 2 bedrooms with built in wardrobes, an attic conversion offering a 3rd bedroom, and a modern family shower room. The property includes many key features like gas central heating and double glazing.

EPC: D

Council Tax Band: C













to view:

T: 01738 630 350

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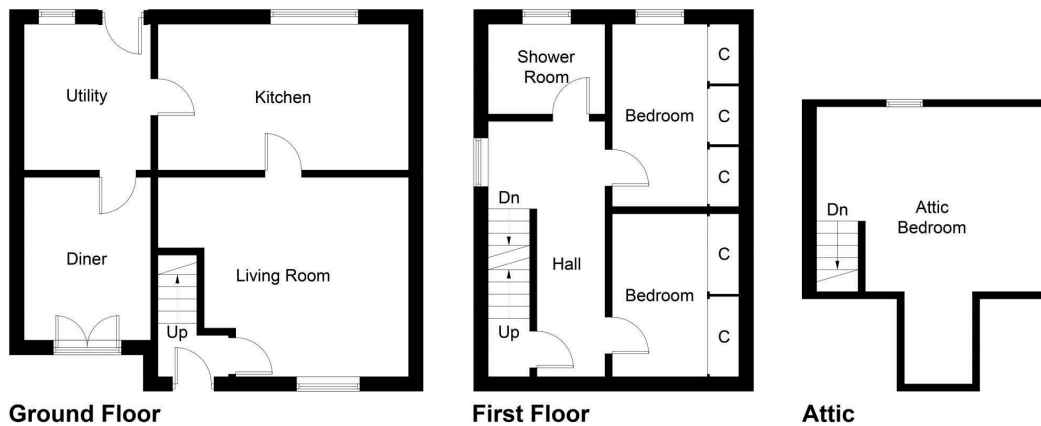


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1067037)

Measurements:

Approx.  
Measurements in  
Meters.

Lounge: 4.31 x 5.0

Kitchen: 2.47 x 4.85

Utility: 2.32 x 1.82

Dining: 4.72 x 2.36

Loft Bedroom: 4.55 x  
5.59

Bed1: 3.0 x 1.93

Bed2: 3.91 x 2.88

Bathroom: 1.88 x 1.69

**YOUR PROPERTY SPECIALISTS**

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