COMMERCIAL PROPERTY PORTFOLIO

AUCHTERARDER - PH3

McEwan Fraser Legal
Solicitors & Estate Agents

McEwan Fraser Legal is delighted to present to the market an excellent opportunity to acquire a mixed-use investment in the heart of Auchterarder, comprising a substantial former takeaway premises extending to approximately 208m^2, together with a well-proportioned two-bedroom flat located within Crown Court.

Positioned on the High Street, the commercial unit benefits from strong frontage and prominent visibility within this popular Perthshire town, well known for its thriving independent retailers and close proximity to Gleneagles. The premises were previously operated as a takeaway and offer flexible internal accommodation suitable for a variety of uses (subject to the necessary consents). The generous floor area of circa 208 sq metres provides excellent scope for owner-occupation or for a commercial landlord seeking a strong letting opportunity.

The accompanying two-bedroom flat offers ideal owners' accommodation or staff housing, making this an attractive proposition for those looking to operate a business on site. The flat provides comfortable residential living space and could equally be let separately to generate an additional income stream.

Key Features:

- Former takeaway premises extending to approx. 208 sq m
- Prominent High Street location
- Two-bedroom residential flat within Crown Court
- Ideal for owner-occupiers
- Excellent commercial investment opportunity
- Potential dual income stream

Auchterarder continues to experience steady demand for both commercial and residential property, making this portfolio an appealing opportunity for business owners and investors alike.

Early viewing is highly recommended to appreciate the flexibility and potential this mixed-use property offers.

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3 Crown Court, Auchterarder, PH3

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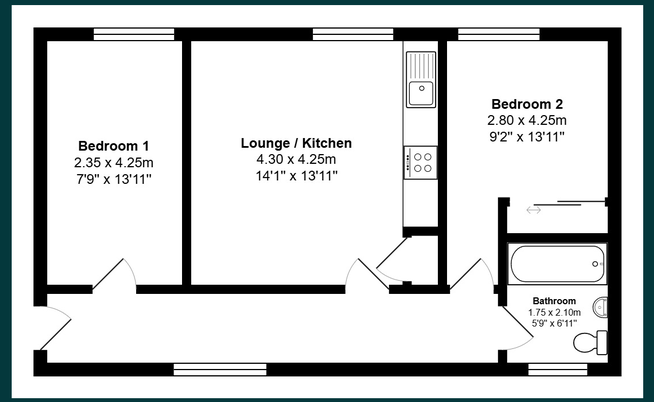
FLOOR PLAN & DIMENSIONS



168 high street, Auchterarder, PH3

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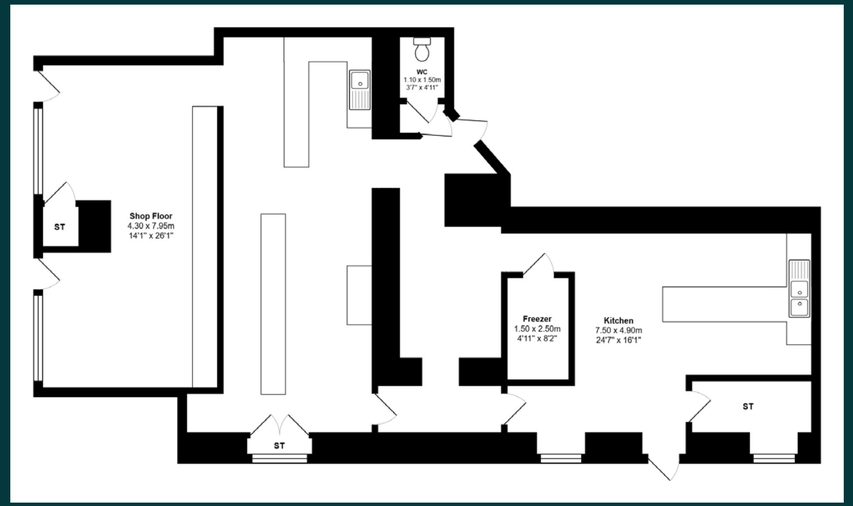
FLOOR PLAN & DIMENSIONS



Auchterarder is the perfect location for anyone wishing to enjoy the multitude of outdoor pursuits available in Scotland.

Located within close proximity to the A9 corridor and Gleneagles rail station, which provides an excellent service north and south and includes a daily fast train to King's Cross Station, London, makes it the perfect place to commute to all the major cities.

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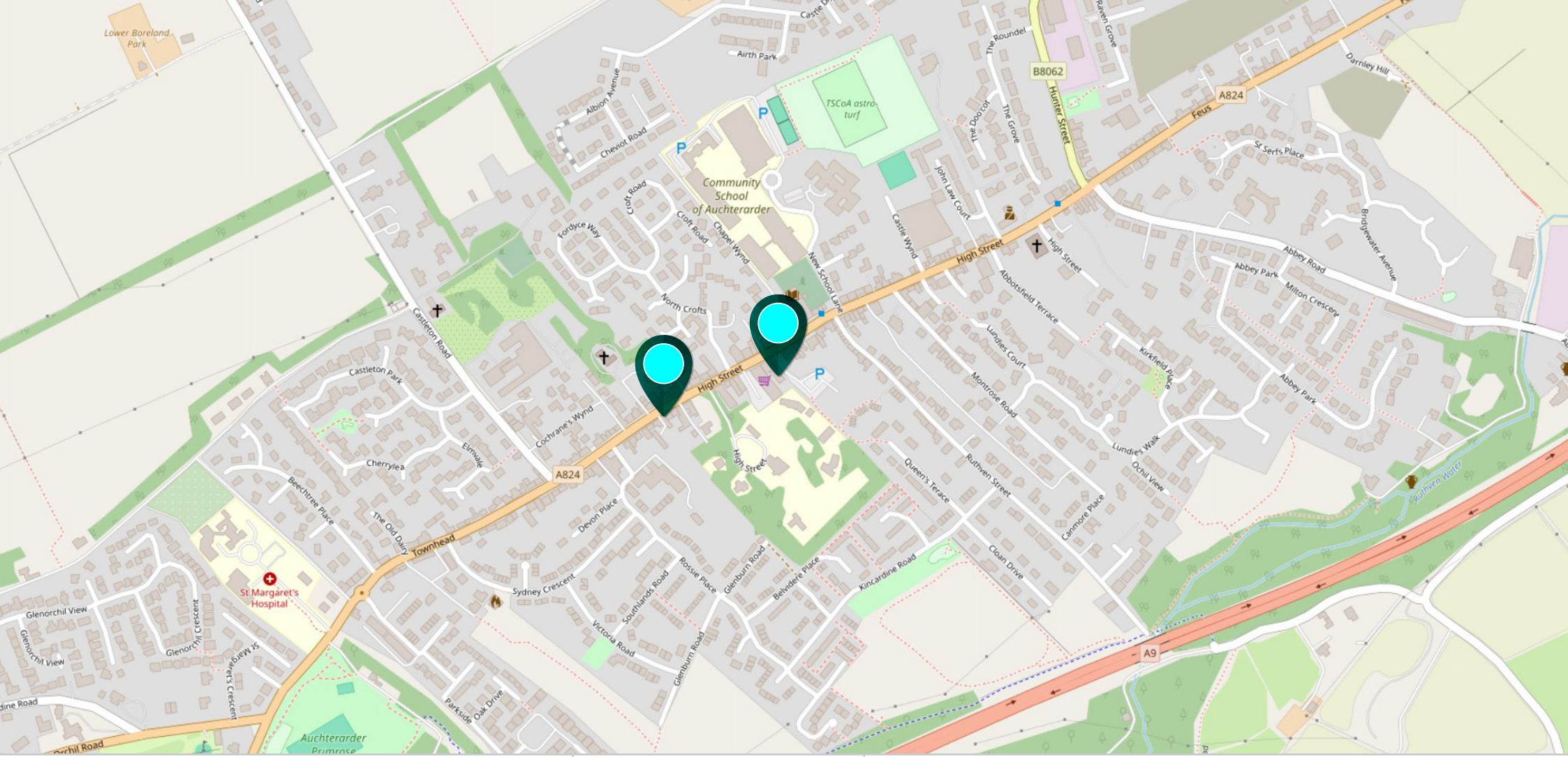

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01738 500 655
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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GOLD SCOTLAND ESTATE AGENCY of the YEAR

THE SUNDAY TIMES

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CONNIE NUGENT
Commercial Valuer

Professional photography
CRAIG DEMPSTER
Photographer

Layout graphics and design
ALLY CLARK
Designer