



**McEwan Fraser Legal**

Solicitors & Estate Agents

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2 St Kessogs Wynd

175 HIGH STREET, AUCHTERARDER, PERTSHIRE, PH3 1AD



AUCHTERARDER

The picturesque village of Auchterarder holds a delightful Perthshire setting upon the doorstep of the famous five star Gleneagles Hotel north of the Ochil hills.

There is an abundance of local eateries, specialist shops, chain stores, post office, police station and all service local amenities.

In 2008, it was documented that Auchterarder had two streets with the most expensive houses in Scotland. This information is indicative of the standard of housing available in the area. For those who enjoy the outdoors, Auchterarder has its own golf club and of course, the famous golf course at Gleneagles is its neighbour. There are further challenging courses at Whitemoss by Aberuthven and Dunning.

Schooling of good repute can be found in Auchterarder and highly regarded independent schools such as Morrisons Academy and Ardvreck are both easily accessible with Strathallan, Kilcraston, Glenalmond and Craigclowan a short distance away.



2 ST KESSOGS WYND

McEwan Fraser Legal is delighted to present this three-bedroom upper flat in Auchterarder, Perthshire. The property is in excellent condition, offering a central location with access to transport links and in close proximity to the world-renowned Gleneagles complex. Inside, the property includes:

- Fully equipped kitchen with wall and base units, an integrated fridge and freezer, dishwasher and washing machine, a free standing cooker. There is a feature fireplace and a clothes pulley.
- Lounge with feature fireplace and large window to front.
- Dining room.
- Three bedrooms.
- Master bedroom has a dressing room.
- Three-piece bathroom with shower over bath.
- Gas central heating.

Additionally, there is a private garden. The property benefits from a drive and a garage although the garage requires a door. This is a rare opportunity to acquire a well-maintained property in an excellent location.



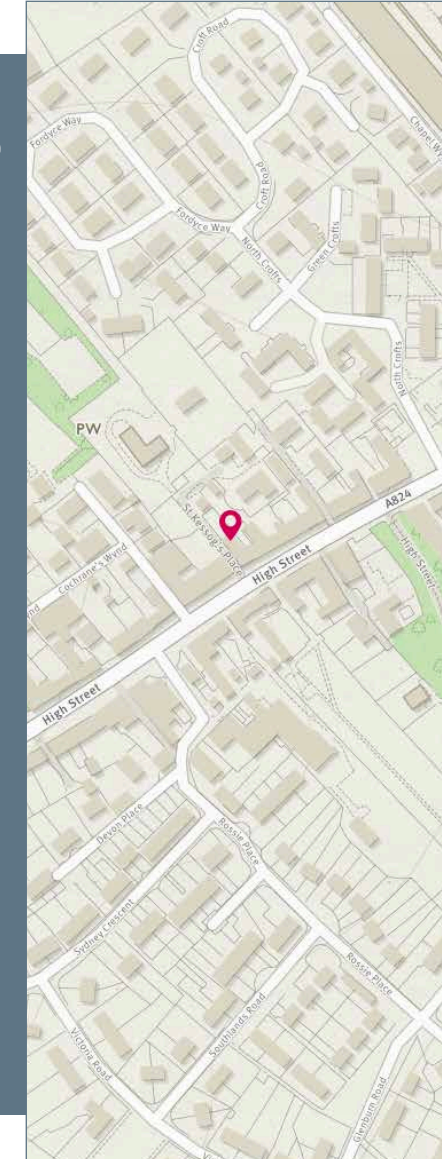


SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 4.30m (14'1")
Kitchen	4.30m (14'1") x 3.20m (10'6")
Diner	4.80m (15'9") x 3.30m (10'10")
Master Bedroom	4.00m (13'1") x 2.90m (9'6")
Dressing Area	4.20m (13'9") x 1.80m (5'11")
Bedroom 2 /Gym	4.00m (13'1") x 2.90m (9'6")
Bedroom 3 /Sitting Room	4.20m (13'9") x 3.30m (10'10")
Bathroom	2.90m (9'6") x 1.40m (4'7")

Gross internal floor area (m²): 114m² | EPC Rating: D





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