

# 2 Southlands Road, Auchterarder, PH3 1BA

THE CHURCH OF SCOTLAND

eaGLAIS NA b-ALBA



## SPACIOUS SEMI DETACHED BUNGALOW SITUATED IN THE HEART OF AUCHTERARDER

- **Bright Livingroom**
- **Kitchen leading to back garden**
- **3 ample sized bedrooms**
- **3 piece suite bathroom**
- **Generous private garden**
- **On street Parking**
- **Ideal for first time buyers, property developers or a family home**

## Location

Auchterarder has an excellent range of facilities including a supermarket plus a fine range of independent retailers, a community campus with nursery, primary and secondary schooling. The town is well placed for those who commute to Perth, Stirling, Edinburgh, and Glasgow, with easy road links. Gleneagles train station is also situated nearby.

Fantastic golfing facilities are also close by, Auchterarder Golf Club and the world-famous Gleneagles Hotel, with four courses as well as a range of other sporting facilities just over 2 miles away.





## 2 Southlands Road, Auchterader



**Ground Floor**

**Approx. Gross Internal Floor Area 805 sq. ft**

FOR ILLUSTRATIVE PURPOSES ONLY

All measurements and fixtures, including doors and windows are approximate and should be independently verified

Produced by Elements Property

# Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

**Church of Scotland Law Department**

**121 George Street**

**Edinburgh EH2 4YN**

**Telephone 0131 2402263**

**Email: [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)**

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

