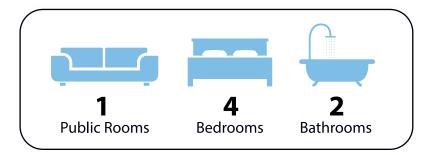
## Heatherbank, 27 Sydney Crescent, Auchterarder, PH3 1BB

## JAMESON + MACKAY SOLICITORS AND ESTATE AGENTS



- Detached Bungalow
- Bright and Spacious Accomodation
- Beautiful Views
- Offers Over £280,000



## **Accommodation**

A fantastic opportunity to purchase this well presented 4 bedroom detached Bungalow. The property is located in a sought after, residential area in Auchterarder, just off Townhead. 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, in good condition however with some modernisation could be transformed, a beautiful private back garden with stunning views and a front garden with large driveway. Auchterarder offers easy access to the A9, which will be ideal for commuters. The property comprises; lounge with dining room, 4 good sized bedrooms with the master having a bathroom attached.

The family shower room offers a walk in shower, separate toilet & bidet. Utility room off the kitchen with access to the rear of

the property. Single garage with a remote door. The property includes many key features like gas central heating, double glazing and built with wheelchairs in mind.

EPC- C Council Tax Band- F Measurements: Vestibule: 1.33 x 1.45 Kitchen: 4.08 x 2.62 Utility: 1.57 x 3.81 Garage: 2.71 x 5.85 Lounge: 4.80 x 6.61 Bathroom: 1.27 x 2.45 Bed 1: 3.36 x 3.87 En-suite 1.58 x 2.65 Bed2: 2.41 x 3.68 Bed3: 3.20 x 2.79

Bed4/office: 3.30 x 2.28























to view: T: 01738 630 350

E: property@jamesonmackay.co.uk



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the doorplan contained here, measurements of doors, windows, soons and any other items are approximate and no responsibility in taken for any error, ormission or min-statement. This plan is for flustrature proposes only and should be used as usefully any prospective purchaser, the surface, systems and appliances shown have not been lested and no guarante as to their operability or efficiency can be given.

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Bedroom 2	2.41 x 3.68
Bedroom 3	3.20 x 2.79
Bedroom 4 / Office	3.30 x 2.28

## YOUR PROPERTY SPECIALISTS

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