

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

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS



- +** *Detached Bungalow*
- +** *Bright and Spacious Accommodation*
- +** *Beautiful Views*
- +** *Offers Over £280,000*



1
Public Rooms



4
Bedrooms



2
Bathrooms

T: 01738 630 350

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

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of floor, wall, ceiling, areas and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The layout, fixtures and appliances shown here are not guaranteed and no guarantee as to their operation or efficiency can be given.
 Map and Mortgage Centre

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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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