

**24 Fordyce Way,
Auchterarder, PH3 1BE**

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS



- + *Bungalow*
- + *Beautifully Landscaped Front and Back Garden*
- + *Bright Accommodation*
- + *£275,000*



1
Public Rooms



3
Bedrooms



1
Bathrooms

T: 01738 630 350

24 Fordyce Way is located in a sought after, residential area in Auchterarder, just off the High Street. 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 and a front garden with large

driveway. Auchterarder offers easy access to the A9, which will be ideal for commuters.

The property comprises; bright lounge with ample space for dining area, 3 bedrooms with built in wardrobes, a family shower wet room, and a single garage. The property includes many key features like gas central heating and double glazing.

EPC: C

Council Tax Band: E













to view:
T: 01738 630 350
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Measurements:

Lounge: 7.8 x 4.19

Kitchen: 3.51 x 2.60

Bed1: 3.51 x 2.50

Bathroom: 2.23 x 1.66

Bed2: 2.98 x 3.32

Bed3: 2.87 x 3.37

Approx.
measurements in
meters.

YOUR PROPERTY SPECIALISTS

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