

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS

£450,000

Offers Over

5 Bedrooms

3 Reception Rooms

3 Bathrooms

18 Castle Drive, Auchterarder



Stunning Muir built family home nestled in the beautiful location of Auchterarder.

Just a short distance from the centre of the bustling town, it is perfectly located to enjoy the peaceful setting. Auchterarder amenities include; nursery and schooling, restaurants and bars, shops, clothing boutiques, grocery stores, Gleneagles Hotel, golf courses and many more.

Accommodation boasts 5 double bedrooms, 2 with en-suite showrooms and master with walk in dressing room. Secondary bedrooms all have built in robes and large bright windows. Family bathroom features shower over bath for family ease.

With both formal and informal living rooms, separate dining room off the kitchen and huge utility with mountains of storage, this is a home for all. Outside is a easy maintenance large family garden and lovely front garden. Electric doors feature on the double garage. So many features, this is a home that must be seen.

- ❖ 5 Double bedrooms
- ❖ 2 En-suite shower rooms
- ❖ Family Bathroom
- ❖ Downstairs toilet
- ❖ Formal & informal living
- ❖ Separate dining room off kitchen
- ❖ Large open plan kitchen
- ❖ Separate utility room
- ❖ Double garage with remote doors
- ❖ Private easy maintenance rear garden



- ❖ EPC Rating: C
- ❖ Council Tax: Band G
- ❖ Local Authority: Perth & Kinross
- ❖ Tenure: Freehold

Directions: From the A9, turn into Main Road Arbruthven. Follow the A824 through to Auchterarder. At the roundabout continue straight up Benton Road. At the next roundabout take the 1st exit onto Castle Drive. Drive all the way around to the right and the property will appear on the left just after the 2nd corner.



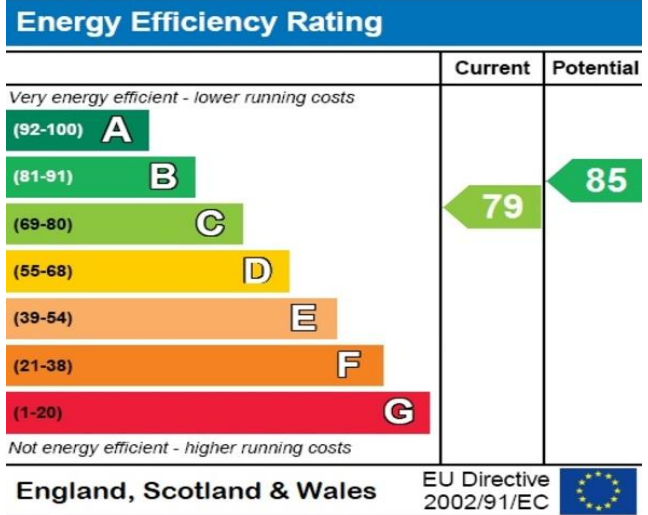
GROUND FLOOR



1ST 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer

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