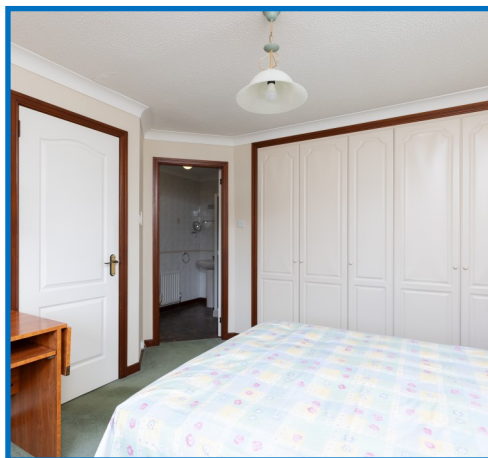


**16 Cherrylea  
Auchterarder PH3 1QG**

**Offers Over £325,000**

**JAMESON  
+ MACKAY**  
SOLICITORS AND ESTATE AGENTS



**3 Bedrooms - 2 Bathroom - 1 Living Room**

A great opportunity to purchase this 3 bedroom detached Bungalow.

The property is located in a sought after, quiet residential area in Auchterarder. Being a short distance from the centre of the bustling town, it is perfectly located to enjoy the peaceful setting. Auchterarder's amenities include; nursery and schooling, restaurants and bars, shops, clothing boutiques, grocery stores, Gleneagles Hotel, golf courses and many more.

The property boasts well maintained accommodation, a large private back garden with lawn and a front garden with large driveway and single garage, nestled in a small cul-de-sac. Auchterarder offers easy access to the A9, which will be ideal for commuters.

The property comprises; lounge, kitchen with dining area, utility room, 3 well sized bedrooms with wardrobes, one en-suite, and a shower room. The property includes many key features like gas central heating, ample storage space and double glazing.

#### Dimensions:

Lounge: 3.87 x 5.07

Vestibule: 1.29 x 1.36

Master Bed: 3.13 x 3.49

En-suite: 1.59 x 1.93

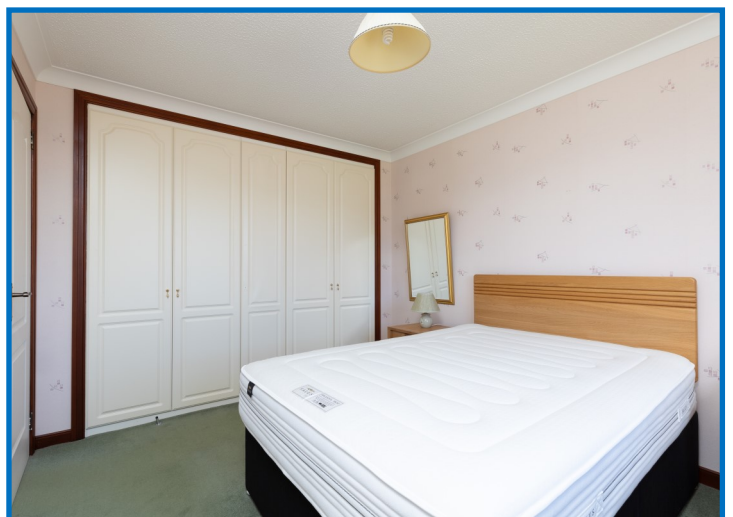
Hall: 3.38 x 0.86

Bathroom: 1.66 x 2.70

Kitchen: 3.27 x 3.37

Utility: 2.85 x 1.44

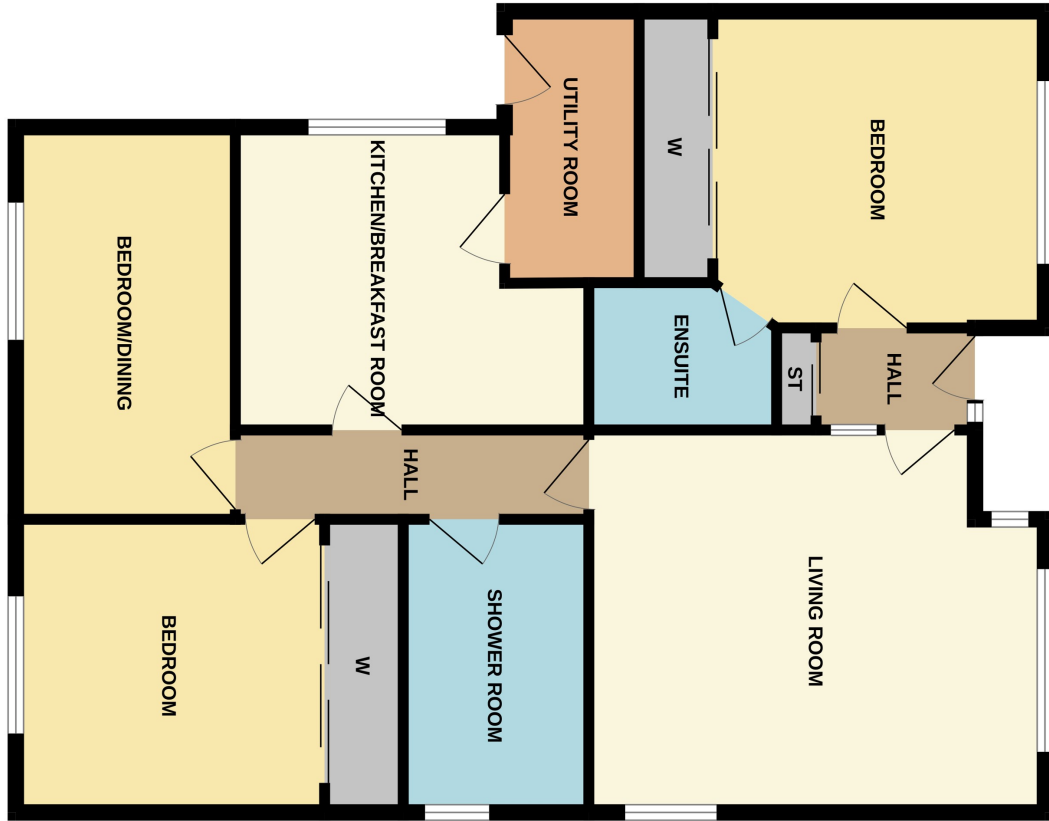
Bedroom 2: 2.79 x 3.23



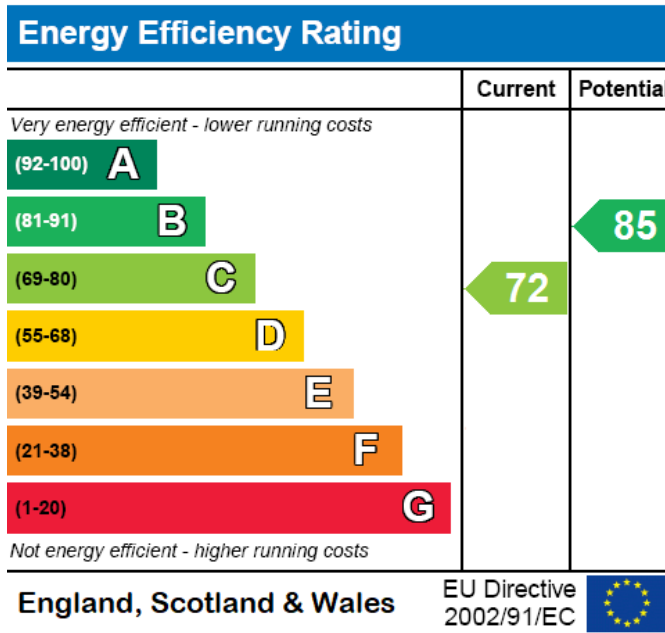
- \* EPC Rating: C
- \* Council Tax: Band E
- \* Local Authority: PKC

Directions: From our Auchterarder office, head north east on High Street / A824 towards Blueberry Lane. At the roundabout, take the 4th exit. Turn right onto Castleton Road, then make a left turn onto Castleton Park. At Elmvale turn left and then right onto Cherrylea. Follow Cherrylea around to the cul de sac and the property will appear on your right.





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 size has not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024



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Disclaimer

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.