

**19 Castle Drive, Auchterarder,
PH3 1FU**

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS

Offers Over £400,000



5 Bedrooms - 3 Bathrooms - 3 Living Areas

Beautifully built family home just a short distance from the centre of the bustling town. With enclosed entrance portico, and inviting hall leading you through to the hub of the home.

With both formal and informal living rooms, separate sitting area off the kitchen and a utility, this is a home for all. Kitchen features integrated appliances, gas hob, electric oven and loads of worktop space. The utility room offers added storage and exit to the side of the house.

Upstairs you will find 4 great sized bedrooms and a 5th bedroom or study all with built in wardrobes. There is a family bathroom and en-suites to bedrooms 1 and 2.

Outside is an easy maintenance family garden with calming, quiet sitting areas surrounded by lovely natural foliage. A single garage and parking for 2 cars on the driveway, this home has so many features, this is a home that must be seen.

Auchterarder amenities include; nursery and schooling, restaurants and bars, shops, clothing boutiques, grocery stores, Gleneagles Hotel, golf courses and many more.

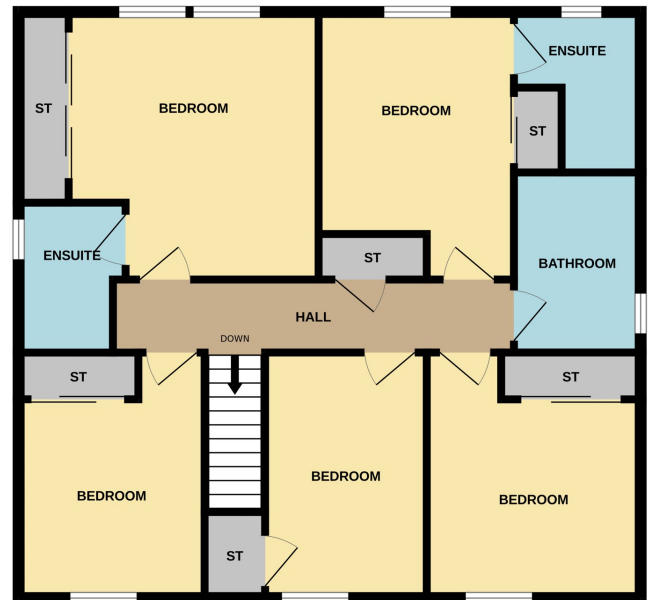
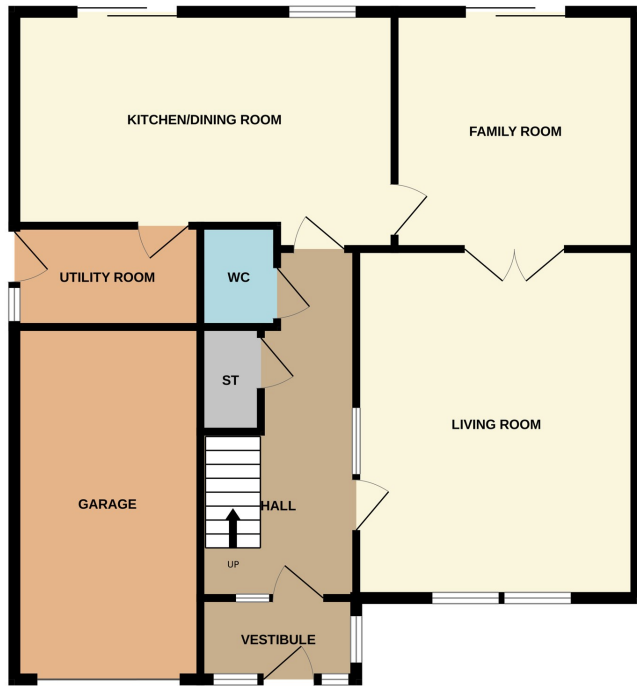


- * EPC Rating: B


- * Council Tax: Band: F

- * Local Authority: PKC






Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	81	90
Scotland	EU Directive 2002/91/EC 	

Environmental (CO₂) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	80	88
Scotland	EU Directive 2002/91/EC 	

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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.