

**35 Bridgewater Avenue, Auchterarder
PH3 1DQ**

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS

Offers Over £245,000



3 Bedroom - 2 Bathroom - 2 Living Room

★ **Your Dream Home Awaits! ★

Welcome to your new oasis! Nestled on a desirable corner plot, this bright and modern 3-bedroom semi-detached villa is the perfect blend of comfort and style.

Key Features:

Spacious Living: Enjoy generous living spaces bathed in natural light, not forgetting your newly upgraded media wall with stunning electric fire that can be programmed to create a warm and inviting atmosphere throughout.

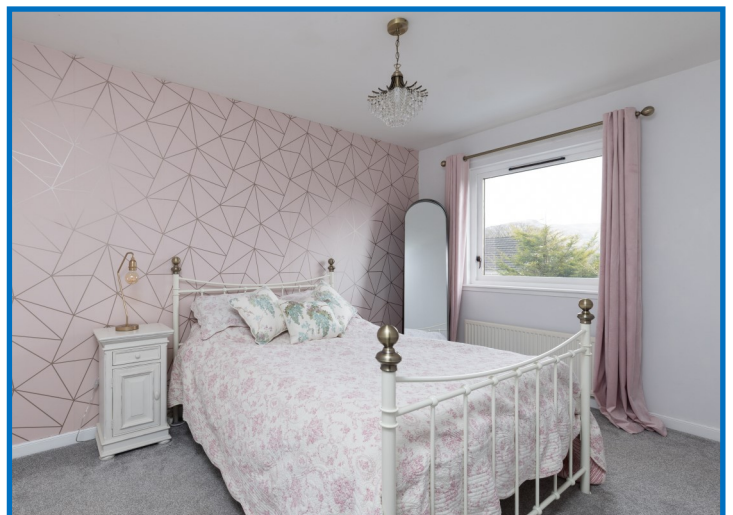
Modern Interior: The sleek and contemporary design offers a chic aesthetic with high-quality finishes and fixtures.

Conservatory: Relax and unwind in your beautiful conservatory – an ideal spot for morning coffee or evening gatherings with family and friends.

Three Well-Proportioned Bedrooms: Each bedroom is designed for relaxation and comfort, perfect for family living or guests.

Corner Plot: Experience added privacy and outdoor space with a lush garden, ideal for summer barbecues or a tranquil retreat.

Prime Location: Conveniently located near local amenities, schools, and parks, making it perfect for families and commuters alike.



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

Measurements: (in meters)

W/C – 1.05 x 2.06m

Living Room – 3.92 x 4.87 m

Kitchen / Dining – 5.17 x 2.97m

Conservatory – 3.03 x 3.21m

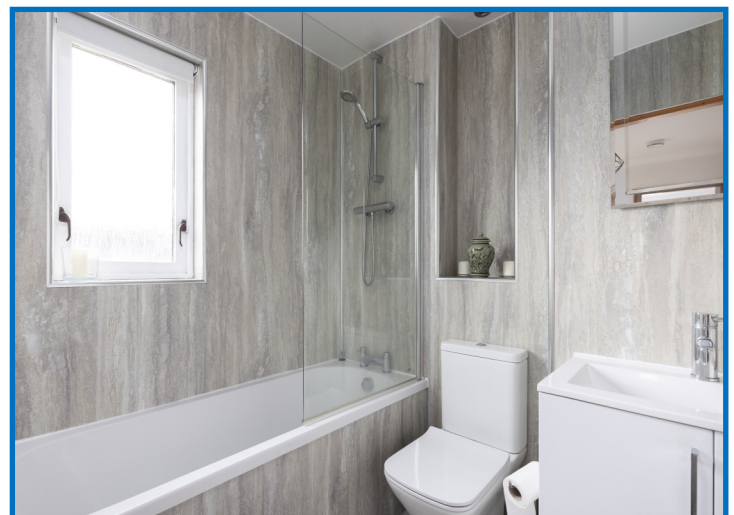
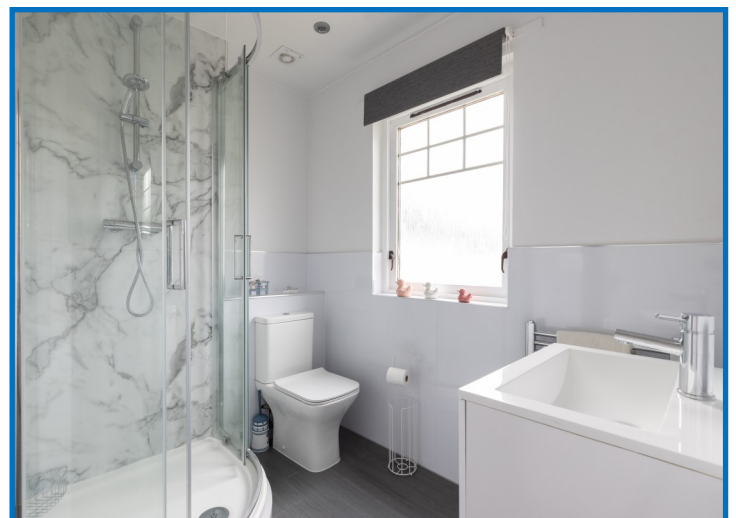
Bedroom 3 – 2.91 x 2.33 m

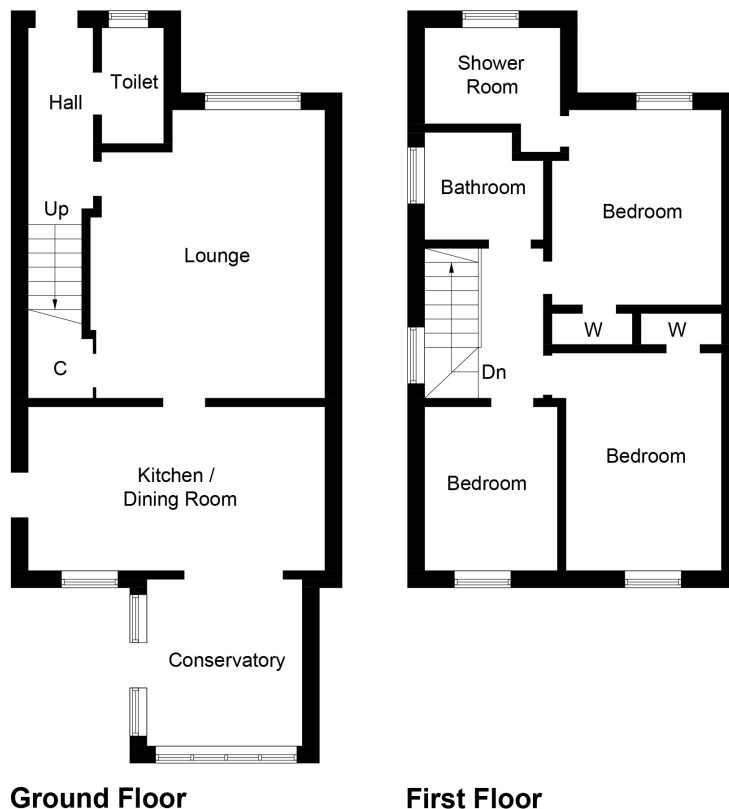
Bedroom 2 – 2.93 x 3.85 m

Bedroom 1 – 3.32 x 2.94 m

Ensuite – 2.26 x 2.17m

Bathroom – 2.10 x 1.85 m





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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.