

**Al Bayt, Tullibardine Road,  
Auchterarder PH3 1LX**

**JAMESON  
+ MACKAY**  
SOLICITORS AND ESTATE AGENTS

**Offers Over £225,000**



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



A spacious 3-bedroom bungalow situated in the desirable town of Auchterarder. This property presents a fantastic redevelopment opportunity, either through full refurbishment or demolition and rebuild, ideal for investors or developers looking to create a custom home or capitalize on the area's growth.

**Features:**

- 3 bedrooms
- Generous living space
- Garden and parking area
- Convenient location close to local amenities, schools, and transport links

**Condition:**

The property requires full refurbishment or demolition due to its current condition. It offers potential to craft a modern residence tailored to your needs or to develop a new build (subject to planning permissions).

**Location Highlights:**

- Near Gleneagles Golf Course and estate
- Close to Auchterarder town centre with shops, cafes, and services
- Easy access to motorway networks and Perth city

**Note:**

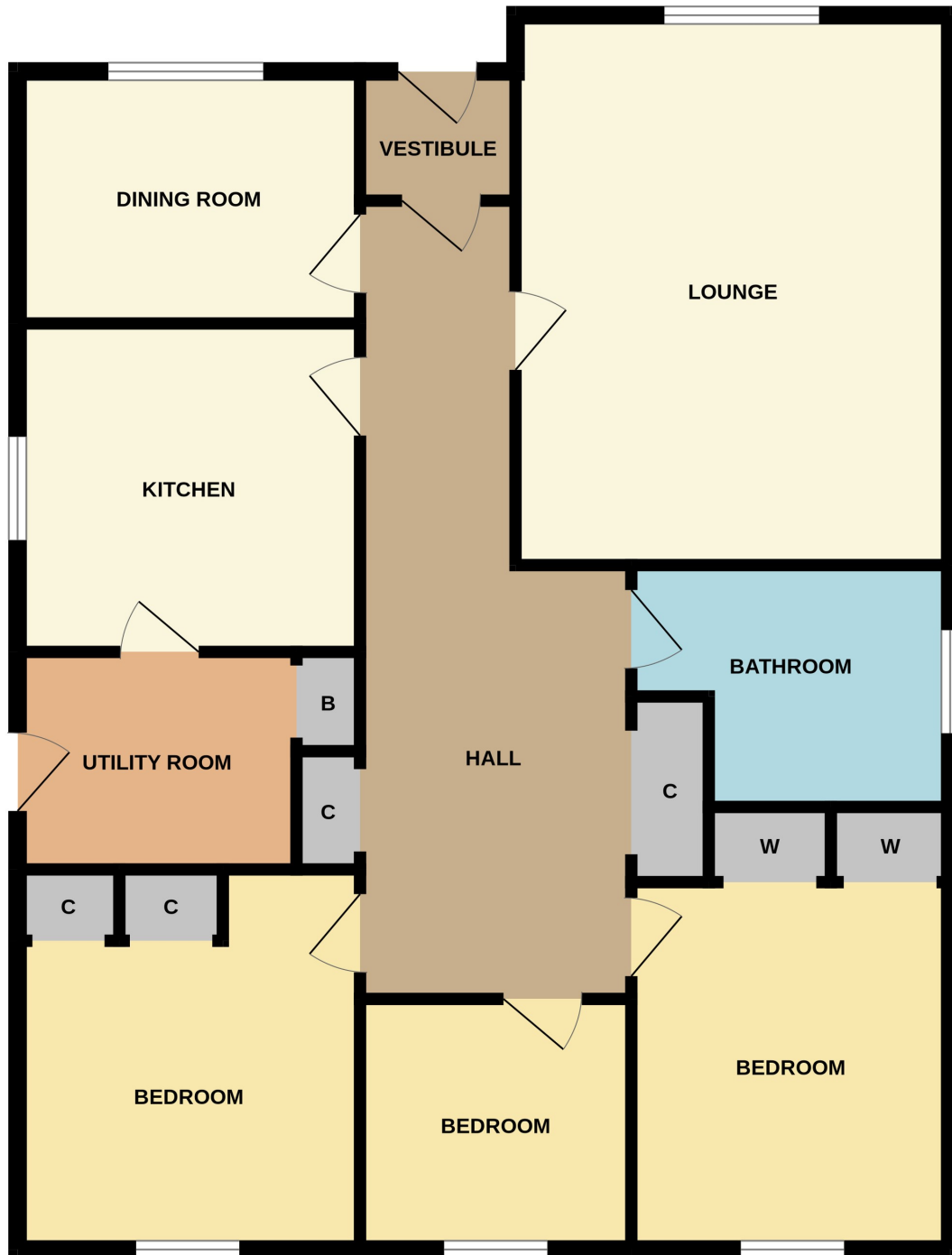
Potential buyers should conduct their own investigations regarding planning permissions and redevelopment options.

\* EPC Rating: D

\* Council Tax: Band: E

\* Local Authority: PKC





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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.