

17 Kincardine Road Auchterarder

Offers Over £155,000

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS



2 Bedroom - 1 Bathroom - 1 Living Room

Situated in a perfect family friendly area of Auchterarder this property is bright, spacious and ripe for modernisation, and its next growing family.

Enjoying a magnificent view to the Ochil Hills and with a wonderful open outlook, the property also benefits from front private parking & rear garden. Perfect for the summer sun or space for the kids to run.

Benefitting from gas central heating and double glazing the interior offers a spacious well lit entrance hall. A large living room with bay window. The fitted kitchen overlooks the back garden and has access outside.

On the first floor, you will find the family bathroom, 2 double bedrooms. A great house with a lot of potential to become a beautiful family home, an ideal first time buy or investment, this property is likely to attract great interest and will not remain on the market for long.

Located at the foot of the beautiful Ochil Hills and with views of the Southern Highlands and a number of Munros, Auchterarder is the perfect location for anyone wishing to enjoy the multitude of outdoor pursuits available in Scotland, whilst at the same time with being in the A9 corridor and in close proximity to Gleneagles rail station (which provides an excellent service north and south and includes a daily fast train to King's Cross Station London) makes it the perfect place to commute to all the major cities.

An historic town offering all amenities including Schools, Medical Centre, Supermarket and numerous Independent Shops, Restaurants and Bistros, with the world famous Gleneagles complex just out of town, Auchterarder is the ideal location for all ages.

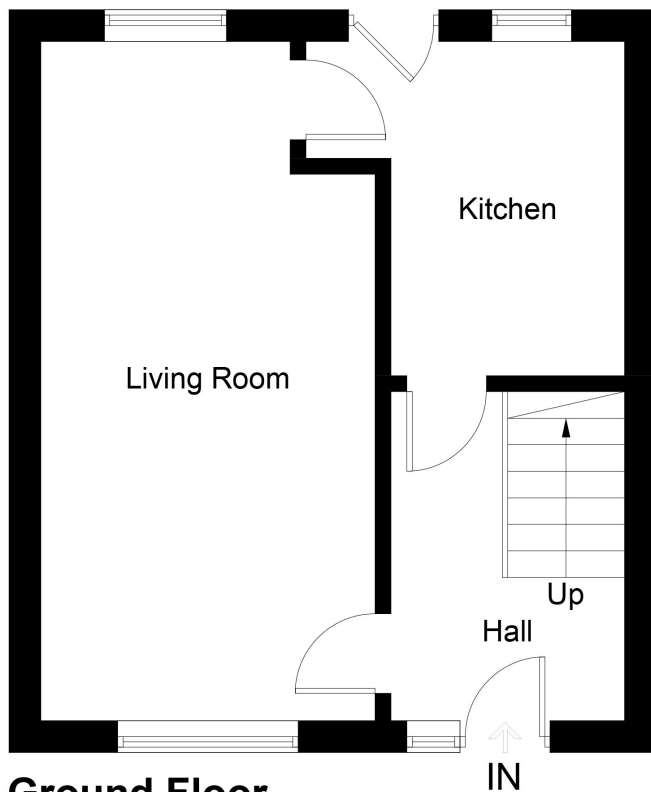
Room Measurements
Lounge 6.28 x 3.22
Kitchen 3.72 x 3.08
Entrance hall 2.71 x 2.19
Bathroom 1.96 x 1.64
Bedroom 2 3.41 x 3.32
Bedroom 1 2.98 x 4.51

* EPC Rating: C

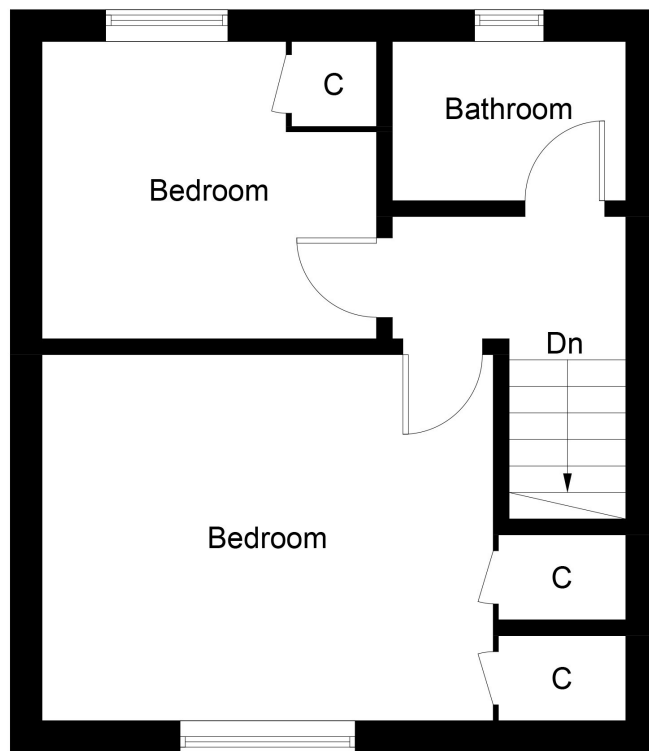
* Council Tax: Band: B

* Local Authority: PKC





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1234900)

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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.