

14 Bridgewater Avenue Auchterarder

Offers Over £230,000

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS



**3 Bedroom - 2 Bathroom - WC - 1 Living Room -
Dining room**

Discover this charming semi-detached villa nestled in the highly sought-after area of Auchterarder. Featuring three spacious bedrooms, this inviting home offers comfortable living with a well-designed layout.

The separate dining room, conveniently located off the kitchen, is perfect for family meals and entertaining guests. Step outside to a generous family back garden, ideal for outdoor activities and relaxation. The property also boasts its own driveway, providing convenient parking and added privacy.

Put your own stamp on this lovely home, with freshly laid flooring to kitchen, dining and lounge, a blank canvas awaits. An excellent opportunity to own a lovely family home in a popular location—don't miss out!

Located at the foot of the stunning Ochil Hills, with breath taking views of the Southern Highlands and several Munros, Auchterarder is the perfect destination for outdoor enthusiasts. The town offers easy access to Scotland's diverse outdoor pursuits, while its prime position along the A9 corridor and proximity to Gleneagles railway station provide excellent commuting options. The station offers regular services north and south, including a daily fast train to King's Cross Station in London.

As a historic town, Auchterarder boasts a range of amenities, including schools, a medical centre, supermarkets, and numerous independent shops, restaurants, and bistros. The renowned Gleneagles complex is just outside town, making Auchterarder an ideal location for residents of all ages seeking both leisure and convenience

Room Measurements

W/C – 1.05 x 2.06m

Living Room – 3.92 x 4.87m

Kitchen / Dining – 5.17 x 2.97m

Bedroom 3 – 2.91 x 2.33m

Bedroom 2 – 2.93 x 3.85m

Bedroom 1 – 3.32 x 2.94m

Ensuite – 2.26 x 2.17m

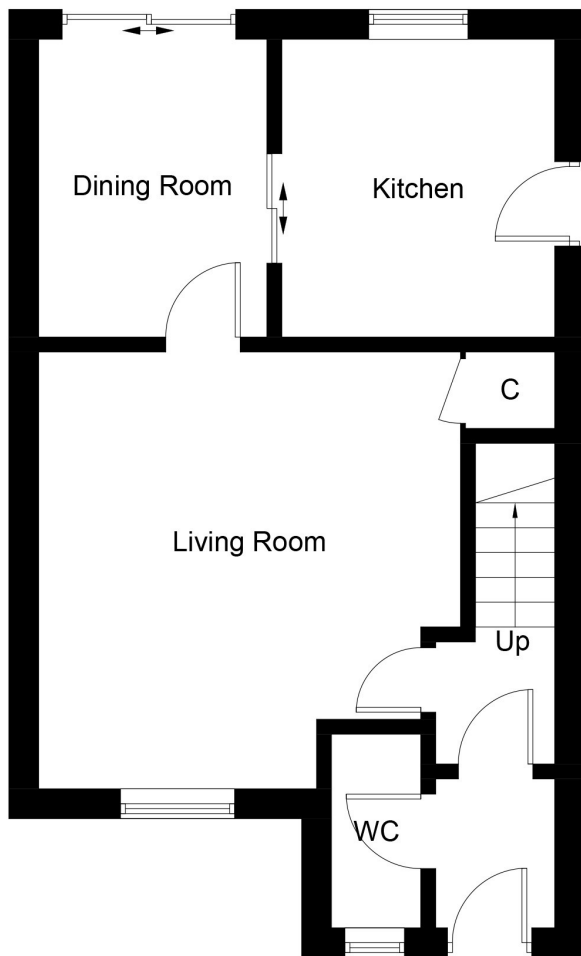
Bathroom – 2.10 x 1.85m

* EPC Rating: C

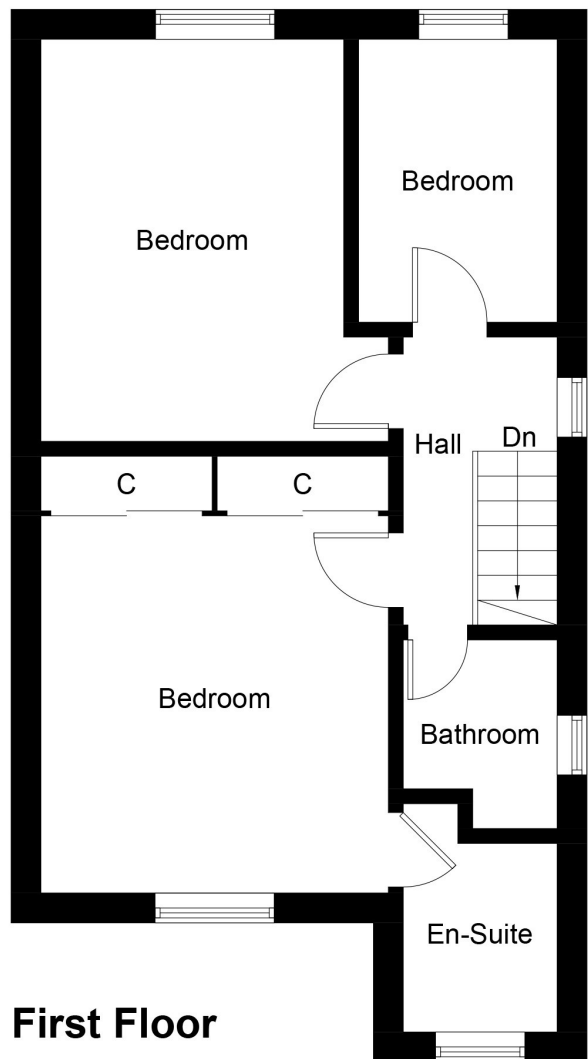
* Council Tax: Band: E

* Local Authority: PKC





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1221373)

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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.