

16 Cheviot Road Auchterarder

Offers Over £295,000

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS



3 Bedroom - 3 Bathroom - 1 Living Room

Stunning Muir built family home just a short distance from the centre of the bustling town. This home comes with all the upgraded extras! Upgraded lights, flooring, appliances, tiling, showers, sinks, the list goes on!

From arrival to the home you will be welcomed by a 2 car paved driveway and single garage..

Entering the property you are welcomed by a bright and spacious entrance hall, leading either up the stairs or through to the living areas of the home.

Downstairs living made simple, with an open plan living room featuring large windows with views galore, through to the kitchen / dining room, utility and downstairs W/C.

The Kitchen has all the added features, including integrated appliances, induction hob, built in microwave, electric oven and loads of worktop space. The Island worktop makes dinner times a breeze for food preparation as well as family dining. Patio doors lead you to the easy care garden too!

The utility room offers added storage, 3rd W/C and access to the rear. The sellers have also included the washer & dryer.

Upstairs you will find 3 great sized bedrooms all with built in wardrobes. There is a family bathroom with the upgraded electric shower, full height tiling, downlights and full height shower screen. Your main bedroom and en suite won't disappoint, with his and hers built in robes, upgraded flooring and en suite with upgraded lighting.

All your window dressing are included, with remote controlled roman blinds downstairs and manual operated blinds upstairs, all windows dressings are finished to the highest quality. Outside is an easy maintenance landscaped garden with an assortment of plants and bushes. As well as a large paved patio area. Included is also the bin store and wee garden hut.

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.

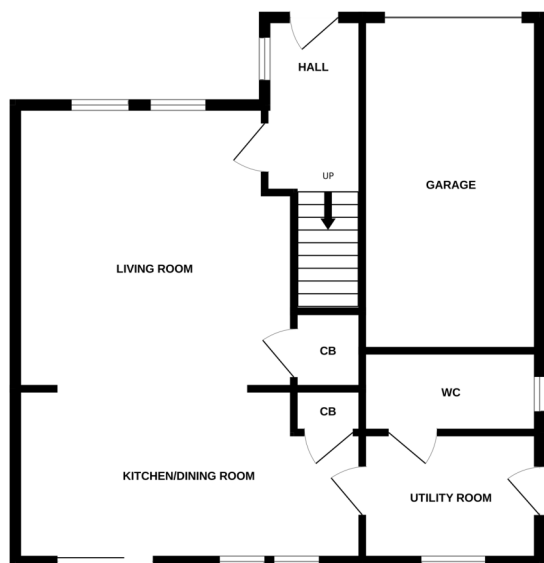
* EPC Rating: B

* Council Tax: Band: E

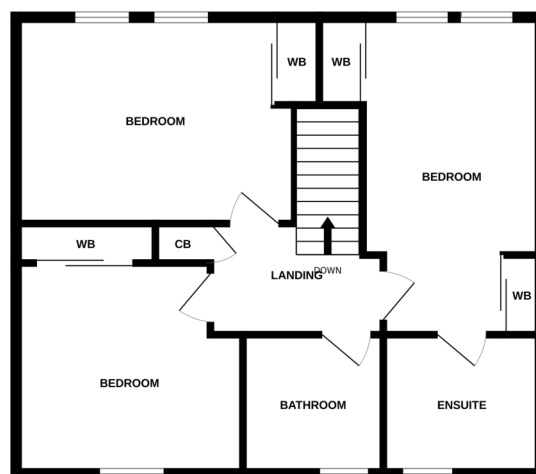
* Local Authority: PKC



GROUND FLOOR



1ST FLOOR



Room Measurements:

Entrance 3.15 x 1.42

Living Room 3.20 x 4.18

Kitchen / Dining 2.92 x 5.31

Utility 2.08 x 1.64

w/c 2.2 x 1.3

Master 5.1 x 3.0

Ensuite 2.0 x 1.9

Bathroom 2.3 x 1.8

Bedroom 3.2 x 2.9

Bedroom 3.2 x 3.1

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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.