



3 Fordyce Way, Auchterarder, PH3 1BE
Offers over £245,000





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- Extended semi-detached bungalow
- Generous lounge
- Spacious dining room
- Parking & detached garage
- Double glazing
- 2 bedrooms 1 en-suite
- Modern kitchen
- Conservatory
- Gas central heating
- Very private rear garden

This very attractive, extended 2 bedroom bungalow is presented in move-in condition and enjoys a very peaceful position towards the end of a desirable cul-de-sac. Boasting light and generous accommodation throughout, the property is further enhanced by a good amount of storage space and plenty of off-street parking including a large detached garage with remote controlled roller door. It also features gas central heating, double glazing and a very private garden to the rear.

The accommodation consists of an entrance hallway with deep storage cupboard, spacious lounge, a modern kitchen leading into a large dining room with additional home office space, a lovely conservatory overlooking the rear garden, master bedroom with its own en-suite shower room and an additional bedroom, which can also accommodate a double bed, and a separate shower room. Both bedrooms also feature built-in wardrobes. To the front of the property there is a small area of low maintenance garden ground, a driveway providing parking and a further driveway which leads to the detached garage equipped with power and lighting. The garden to the rear is also low maintenance and features a slabbed patio, stone chips and some colourful shrubs.

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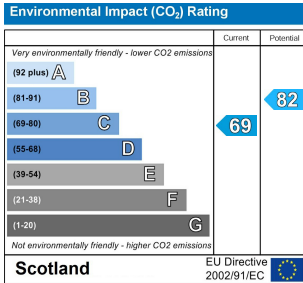
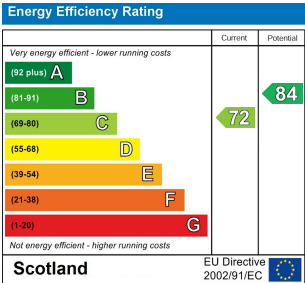
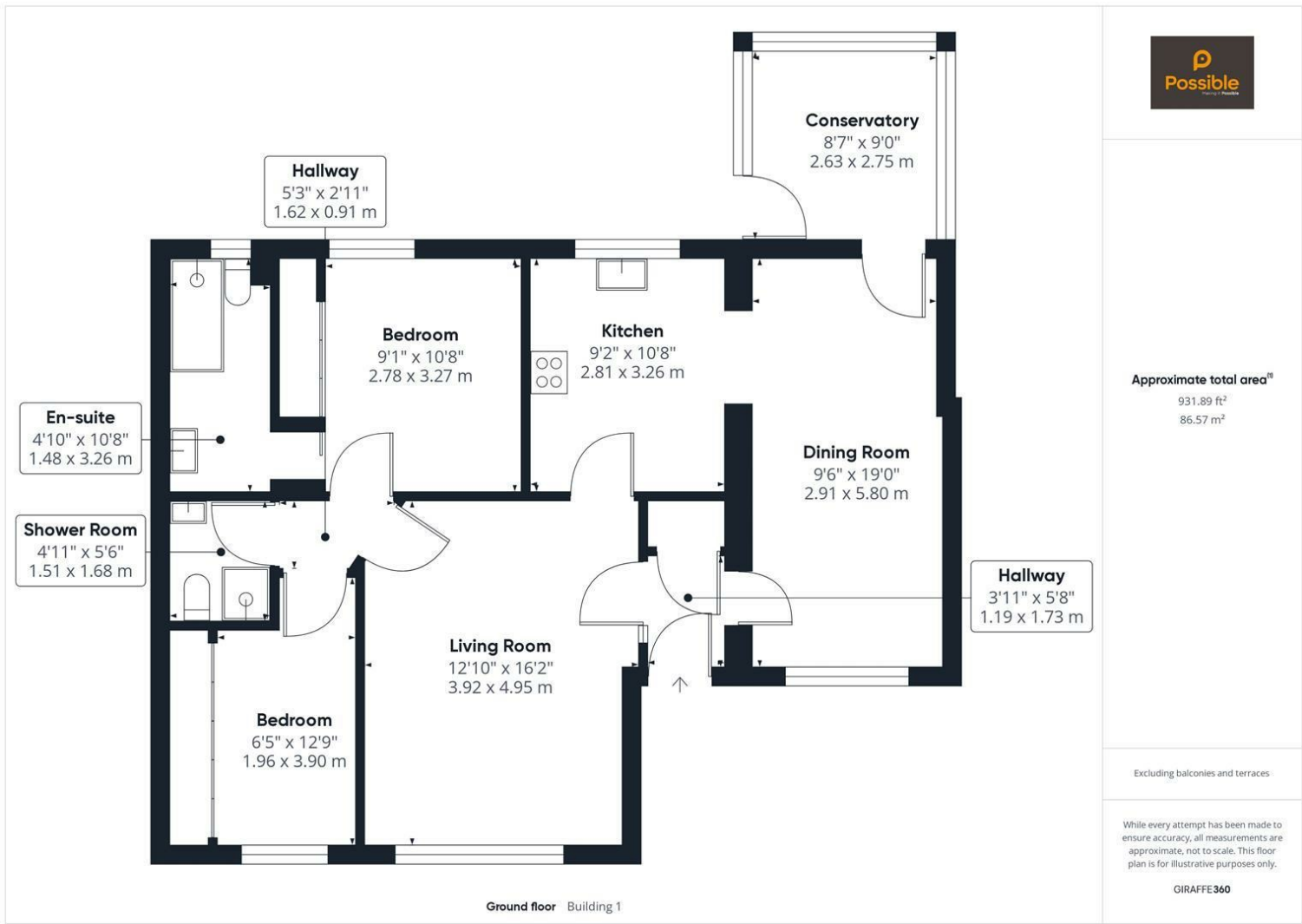


Location

Auchterarder boasts many amenities including a number of local independent shops, convenience stores, butchers, cafes and more. The highly regarded Community School of Auchterarder incorporates a nursery, primary school and secondary school. For commuters, there are a number of local bus stops and road links via the A9 to destinations such as Perth, Stirling, Dunblane and Glasgow. There is also a train station at Gleneagles which is also home to the world famous Gleneagles luxury resort and championship golf courses.







Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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