



29 Bridgewater Avenue, Auchterarder, PH3 1DQ  
Offers over £205,000

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## 29 Bridgewater Avenue Auchterarder, PH3 1DQ

- Two-bedroom semi-detached home
- Generous corner plot with open views
- Dining kitchen
- Large rear garden with patio
- Quiet residential location
- Bright and spacious sunroom
- Lounge with feature fireplace
- Modern bathroom
- Ample off-street parking
- Close to Auchterarder High Street and schools

Set on a generous corner plot within a quiet residential street, this beautifully presented two-bedroom semi-detached home offers a fantastic opportunity for a range of buyers, from first-timers to downsizers. The property is well-proportioned throughout, with the added bonus of a substantial sunroom overlooking the private rear garden and open countryside beyond – perfect for relaxing or entertaining. The ground floor features a bright and welcoming living room with a feature fireplace, creating a warm and inviting space. The spacious kitchen offers plentiful worktop and storage space, and flows seamlessly into the bright sunroom, which doubles as a dining or lounge/office area. Upstairs, there are two well-sized bedrooms and a family bathroom.

Externally, the home boasts an expansive garden with mature trees, a patio area and generous lawns, offering exceptional outdoor living space. A private driveway provides ample off-street parking. Located on the edge of Auchterarder, this home combines peaceful surroundings with the convenience of nearby amenities. Early viewing is strongly recommended.

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## Location

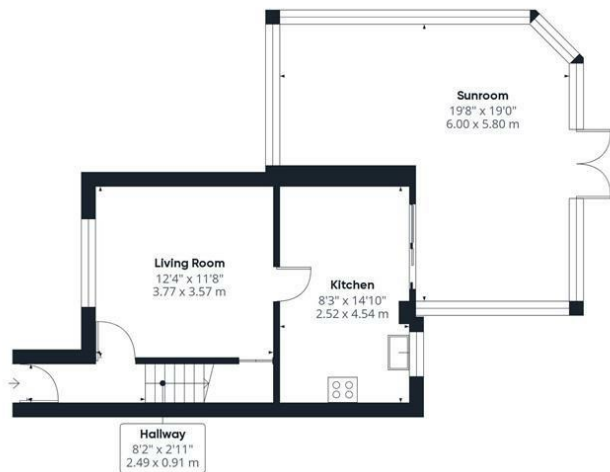
Bridgewater Avenue sits within a quiet development on the edge of Auchterarder, offering peaceful living while being just a short walk from the High Street. Auchterarder is a thriving town with independent shops, cafes, restaurants, and reputable primary and secondary schools. The world-renowned Gleneagles Hotel and golf courses are just a few minutes away. Excellent transport links, including the nearby A9, provide easy access to Perth, Stirling, and beyond, while Gleneagles railway station offers direct services to major cities. With its blend of countryside charm and convenience, Auchterarder remains one of Perthshire's most desirable places to live.











Ground floor



Floor 1



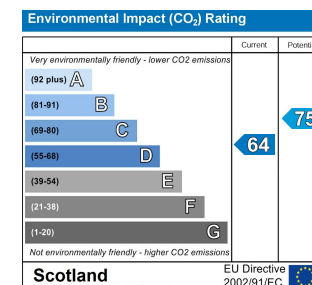
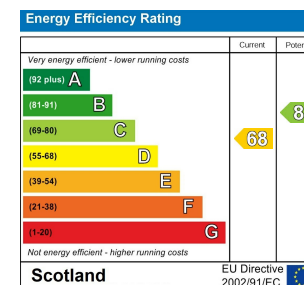
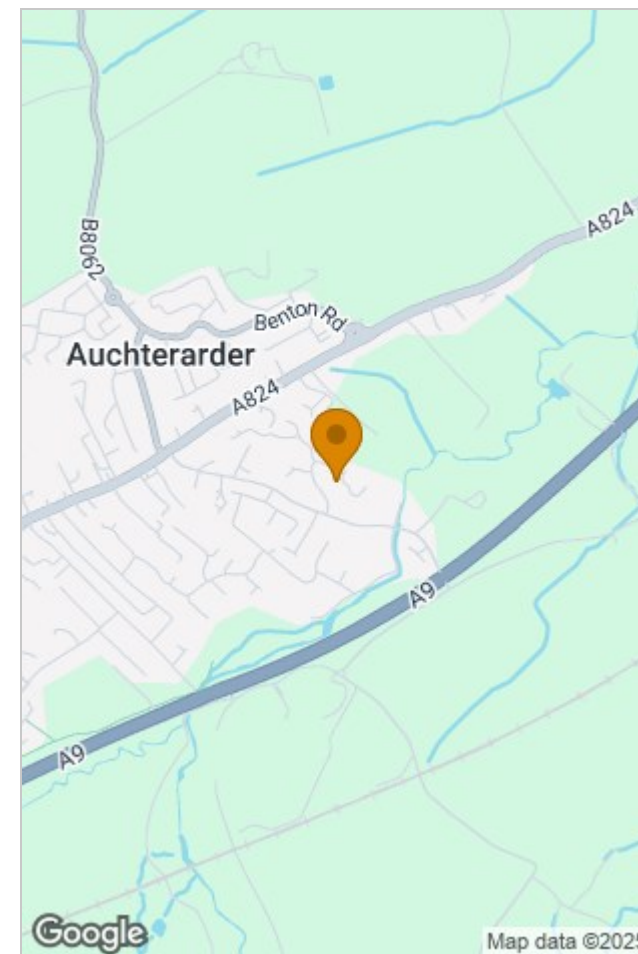
Approximate total area<sup>®</sup>  
936.13 ft<sup>2</sup>  
86.97 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## 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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