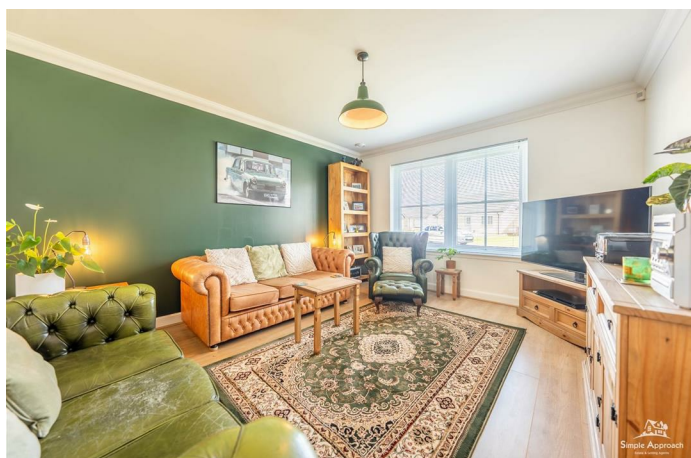


Simple Approach



**27 Gilmours Avenue, Auchterarder  
PH4 1PW**

**Offers over £227,950**



This beautifully presented detached bungalow on the sought-after Gilmours Avenue in the charming village of Blackford offers a wonderful combination of modern comfort, tasteful décor, and practical living. From the moment you arrive, the property's kerb appeal is apparent, with a neatly maintained frontage and a large private driveway leading to a generous garage, providing ample off-street parking and excellent storage potential.

Inside, the bright and spacious lounge creates a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The modern kitchen is a real focal point of the home, thoughtfully designed with contemporary finishes, generous workspace, and room for a family dining area, making it ideal for everyday living. Accommodation comprises two well-proportioned bedrooms, with the master benefiting from a stylish ensuite shower room, while a further elegant main bathroom serves the home. Oil-fired central heating and double glazing ensure year-round comfort and energy efficiency. Offering the ease of single-storey living with a fresh, move-in-ready feel, this delightful home is perfectly suited to a wide range of buyers, from downsizers seeking a peaceful setting to professionals or small families looking for quality and convenience in a picturesque village location.

### Lounge

11'9" x 13'9" (3.59 x 4.20 )

### Kitchen

14'4" x 9'1" (4.37 x 2.78)

### Bedroom One

10'0" x 10'10" (3.07 x 3.31)

### Ensuite Shower Room

7'8" x 4'8" (2.34 x 1.43)

### Bedroom Two

9'10" x 10'1" (3.01 x 3.09 )

### Bathroom

8'0" x 6'9" (2.45 x 2.08)



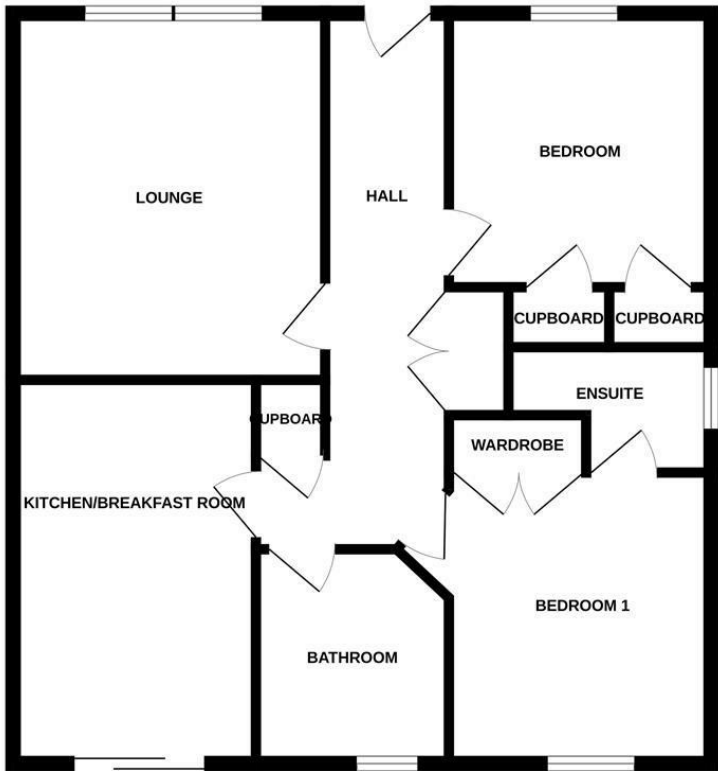


- Detached Two Bedroom Bungalow
- Modern Kitchen
- Highly Sought After Location
- Master Ensuite Shower Room
- Oil Fired Central Heating & Double Glazing
- Excellent Move In Condition
- Bright & Spacious Lounge
- Large Private Driveway, Garage and Rear Garden
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!

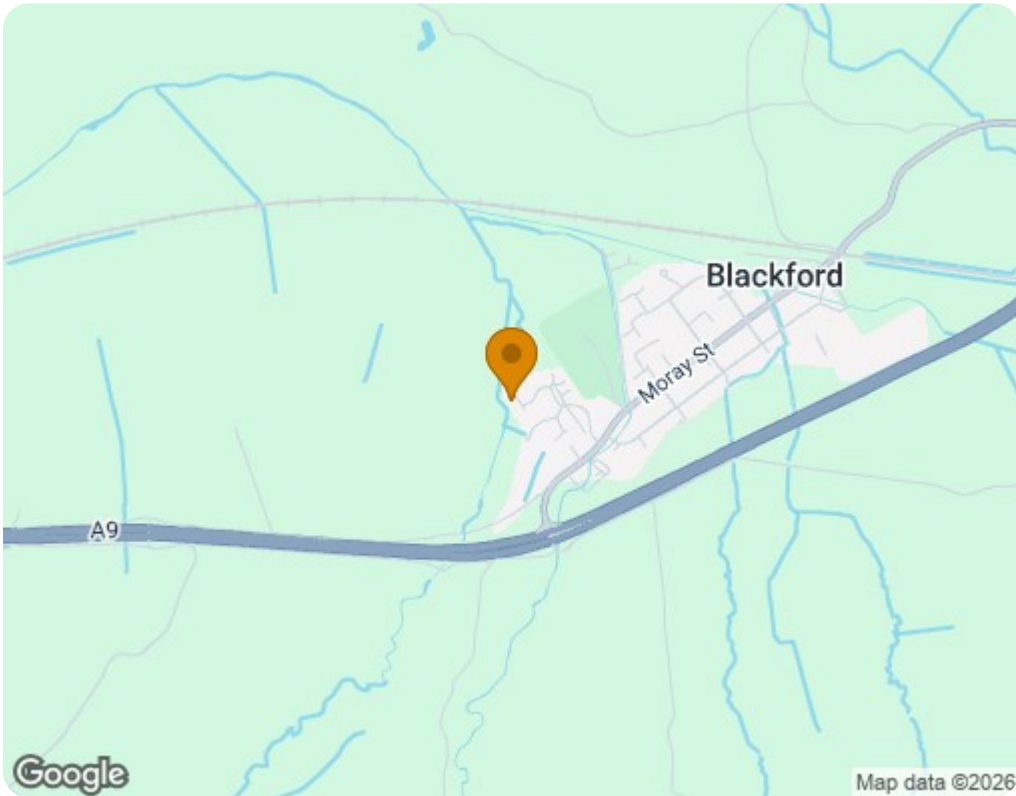




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		