

**10 Drummond Avenue, Auchterarder**

**Offers Over £290,000**

**JAMESON  
+ MACKAY**  
SOLICITORS AND ESTATE AGENTS



**3 Bedroom - Bungalow - Garage**

Charming 3-bedroom bungalow situated near the Auchterarder golf course of the highly desirable town of Auchterarder, this well-presented 3-bedroom bungalow offers comfortable, single story living in a peaceful residential setting.

The property features a bright and spacious lounge, ideal for relaxing or entertaining, alongside a well-appointed kitchen, three generously proportioned bedrooms offer flexible accommodation – perfect for families or those working from home. A family shower-room completes the internal layout.

Externally, the home benefits from a private garden to the rear and a grassed area to the front offering excellent outdoor space or enjoying the warmer months. A driveway provides convenient off-street parking with the addition of a garage, adding extra external storage.

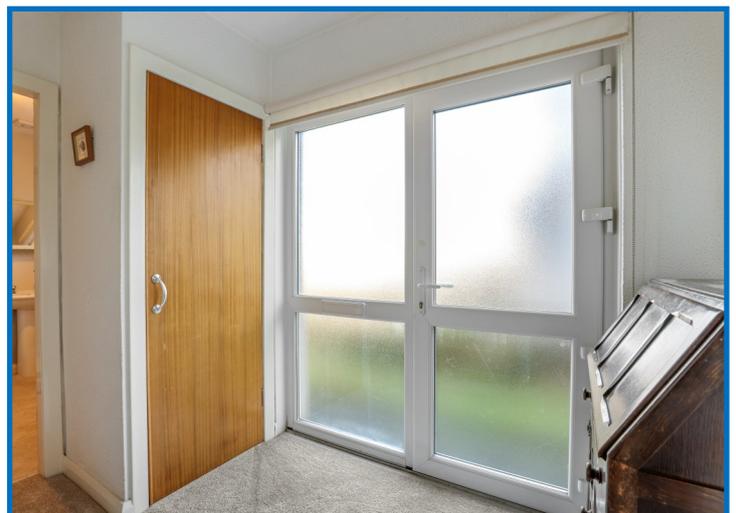
Drummond Avenue enjoys a quiet, yet central location within easy reach of local shops, cafes, schooling and transport links as well as being close to the prestigious Gleneagles Hotel.

This property offers an excellent opportunity to acquire a charming bungalow in one of Perthshire's most sought-after towns.

\* EPC Rating: D

\* Council Tax: Band: E

\* Local Authority: PKC





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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.