

**Belmont, St Kessogs Wynd,
Auchterarder, PH3 1AD**

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS

Offers Over £450,000



3 Bedroom - 2 Bathroom - 2 Living Room

Nestled in the heart of Auchterarder, this charming 3-bedroom bungalow offers the perfect blend of comfort, convenience and lifestyle. Ideally positioned within walking distance of local shops, cafes and schools.

The accommodation is laid out across one level making it ideal for families, downsizers or those seeking accessible living. The property boasts from 3 public areas offering plenty of socializing space, 3 well-proportioned bedrooms with one en-suite and a separate kitchen and dining room and separate study space.

Externally the property has a large double garage with plenty of private parking space to the front of the property. A private rear garden creates the perfect space for relaxing, gardening or outdoor dining.

With its prime location, single level living, and excellent local amenities, this delightful bungalow presents a wonderful opportunity to enjoy life in one of Perthshire's most desirable towns.

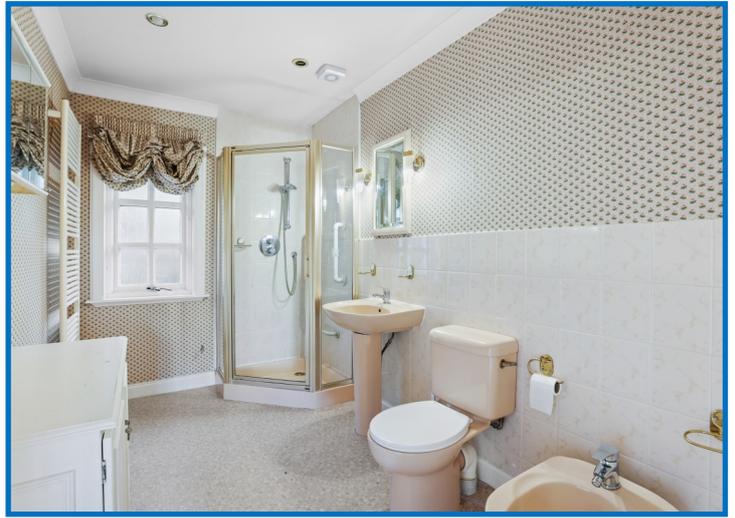
Located at the foot of the beautiful Ochil Hills and with views of the Southern Highlands and a number of Munros, Auchterarder is the perfect location for anyone wishing to enjoy the multitude of outdoor pursuits available in Scotland, whilst at the same time with

being in the A9 corridor and in close proximity to Gleneagles railway station (which provides an excellent service north and south and includes a daily fast train to King's Cross Station London) makes it the perfect place to commute to all the major cities.

* EPC Rating: D

* Council Tax: Band: G

* 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.