

**23 Glenorchil Crescent,
Auchterarder PH3 1BN**

Offers Over £320,000

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS



3 Bedrooms - 1 Bathroom - 1 Living Room

Being a short distance from the centre of the bustling town, it is perfectly located to enjoy the peaceful setting. Auchterarder's amenities include; nursery and schooling, restaurants and bars, shops, clothing boutiques, grocery stores, Gleneagles Hotel, golf courses and many more.

The property boasts bright and spacious accommodation, in good condition however with some modernization could be transformed, sat on a corner plot, the property has wrap around gardens. Auchterarder offers easy access to the A9, which will be ideal for commuters.

The property comprises; large open kitchen and dining room with separate utility. Large living room with dining area, 2 well sized bedrooms with the master having a shower room attached, family bathroom with bidet, plenty of parking with added benefit of single garage. The property includes many key features like gas central heating and double glazing.

Dimensions:

Bedroom 1	5.9 x 3.5
En-suite	2.2 x 1.8
Bedroom 2	3.1 x 2.9
Bathroom	2.6 x 1.9
Lounge	10.4 x 4.9
Kitchen	5.9 x 5.1
Utility	2.2 x 1.9



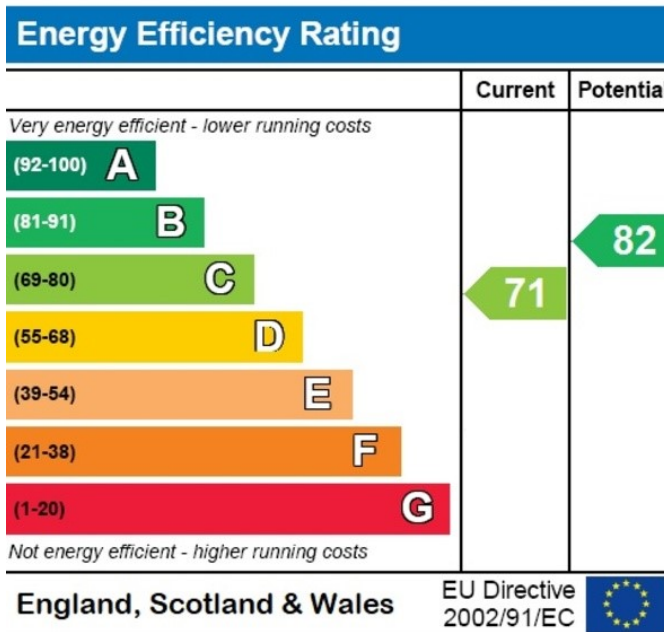
- * EPC Rating: C
- * Council Tax: Band F
- * Local Authority: PKC

Directions: From our Auchterarder office, head north east on High Street / A824 towards Blueberry Lane. At the roundabout, take the 4th exit. Follow and turn right onto Orchil Road. Make a slight right onto Tullibardine Road and then turn right onto Glenorchil View. At the roundabout continue straight to stay on Glenorchil view and the property will appear on your right hand side.





Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1088091)



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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.