

**37 Benton Road,
Auchterarder, PH3 1FQ**

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS



- +** *Mid Terraced Villa*
- +** *Sought After Residential Location Close To Schools & Amenities*
- +** *Spacious & Bright and In Excellent Condition*
- +** *Guide Price £169,000*



2

Public Rooms



2/3

Bedrooms



1

Bathrooms

T: 01738 630 350

Accommodation

A beautifully bright, recently built 2 bedroom mid terrace home offering all that a small family requires.

Located on the sought after Hunters Meadow Development in Auchterarder with just a short walk to schools and all amenities, the house with a lovely view of the Ochil Hills opposite is set back from the road, separated by a communal landscaped garden area lending a village like air to the small settlement of houses.

A small lawned garden leads to the front door – a great place for a couple of welcoming plants or just to sit and soak in the view. Inside, a large airy hall opens into the living room with full height French windows to the rear garden, the stylish kitchen and cloakroom. Under the stairs a large walk in coat cupboard and smaller storage cupboard are to be found.

The first floor offers 2 double bedrooms with fitted wardrobes, a study or cot bedroom, a family bathroom and large landing with loft access. The rear garden predominantly laid to lawn with a patio outside the living room, completes the ensemble. The back gate leading to the residents' car park makes taking rubbish bins out that much easier.

With harmonious neutral décor, new wood effect laminate flooring on the ground floor, first floor contemporary carpets and curtains throughout, gas central heating and double glazing, this house immediately welcomes you and is ready to move into.

EPC rating: B
Council tax band: D

The accommodation comprises:

HALL Well proportioned and light leading to the living room, kitchen and cloakroom. A wide staircase to the first floor

LIVING ROOM A spacious room flooded with light from the French windows to the rear garden and an electric radiant fire

KITCHEN At the front, a bright room with modern wall and base units and integrated SMEG fridge freezer, oven, gas hob, stainless steel cooker hood, washing machine and dishwasher. Ariston combi boiler and laminate floor

CLOAKROOM With WC and feature wash hand basin.

MASTER BEDROOM A spacious light double bedroom with a double fitted mirror wardrobe and a view of the hills

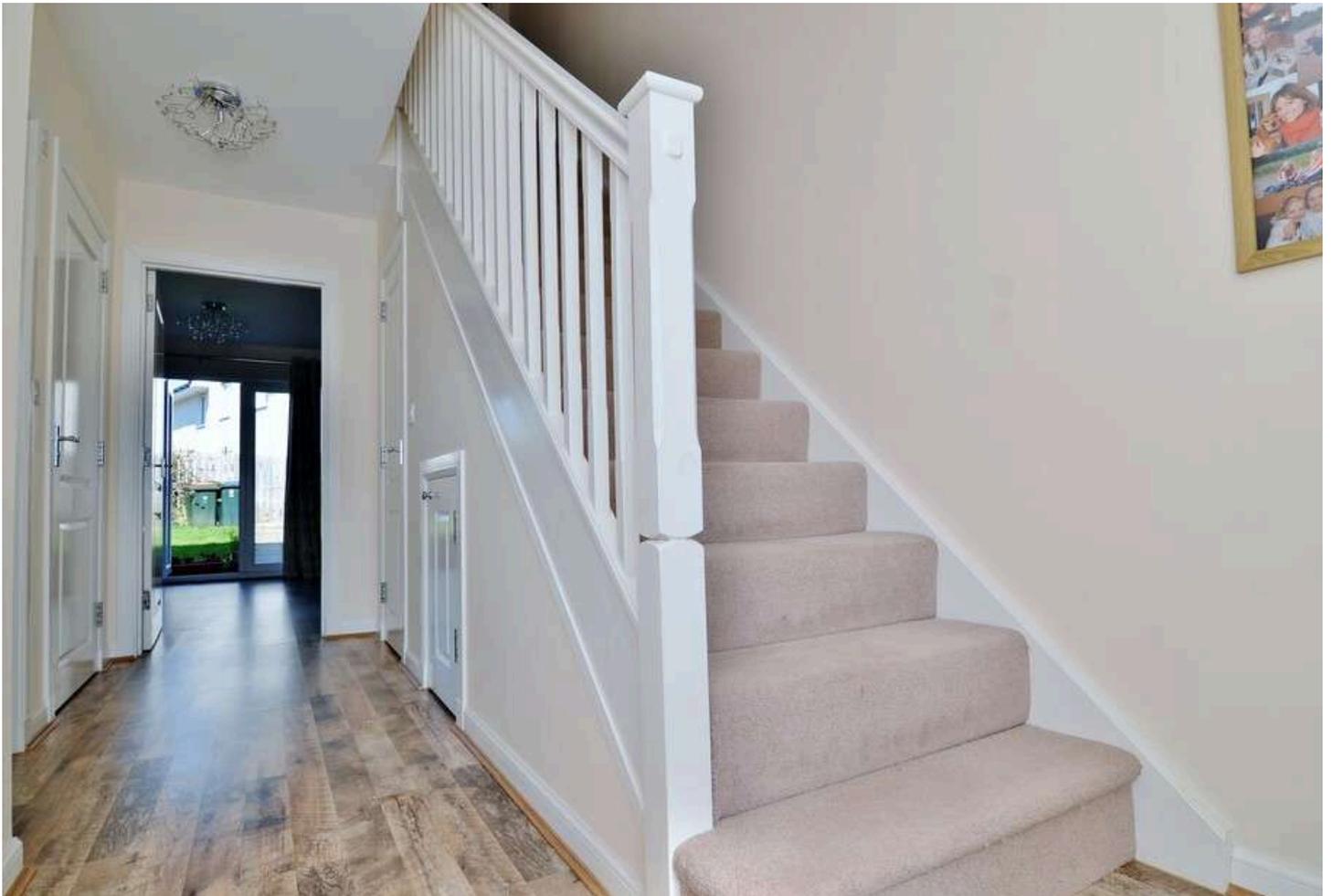
BEDROOM 2 Another good size double bedroom with fitted mirror wardrobe and over looking the rear garden

STUDY Overlooking the rear garden, this light room is suited as a study or child's bedroom

BATHROOM With large walk in shower, stylish mirrored wash basin unit and WC

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 being in the A9 corridor makes it the perfect place to commute to all the major cities. An historic town offering all amenities including Schools, Medical Centre, Supermarket and numerous Independent Shops, Restaurants and Bistros, with the world famous Gleneagles complex just out of town, Auchterarder is the ideal location for all ages.













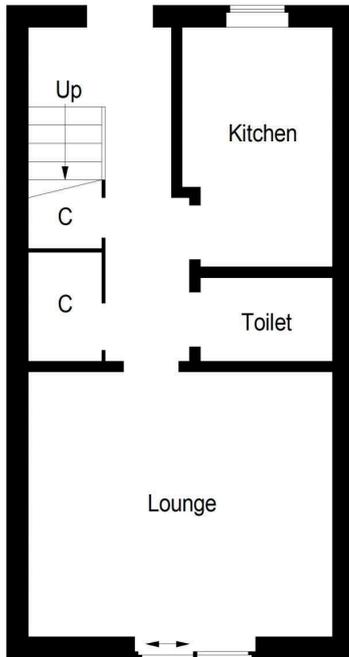
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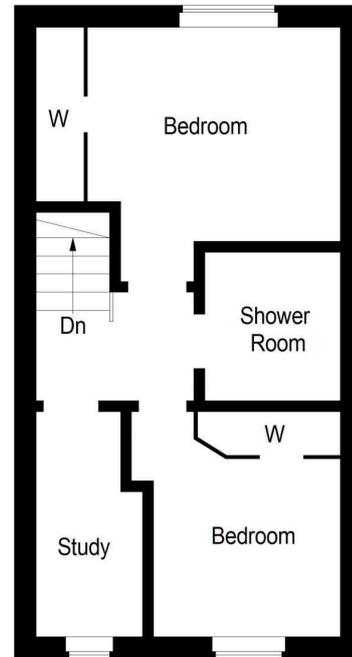
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Ground Floor



First Floor

HALL
4.7m x 2.0m

LIVING ROOM
3.7m x 4.1m

KITCHEN
3.3m x 2.0m

BEDROOM
3.5m x 3.4m

BEDROOM
3.2m x 2.9m

STUDY
3.2m x 1.4m

BATHROOM
2.0m x 1.7m

CLOAKROOM
1.8m x 1.1m

YOUR PROPERTY SPECIALISTS

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