

**23 Glenburn Road,  
Auchterarder, PH3 1AP**

**JAMESON  
+ MACKAY**  
SOLICITORS AND ESTATE AGENTS



- +** *Semi-detached Villa*
- +** *Popular Residential Location Close To Schools & Amenities*
- +** *Spacious & Bright*
- +** *Offers Over £170,000*



**1**

Public Rooms



**3**

Bedrooms



**1**

Bathrooms

**T: 01738 630 350**

## Accommodation

Situated on an unusually large corner plot in an enviable location, this south facing 3 bedroom semi-detached property is bright, spacious and ripe not only for modernisation, but also substantial extension subject to planning consent.

Enjoying a magnificent view to the Ochil Hills and with a wonderful open outlook, the property also benefits from large front, side and rear gardens opening up the possibility of extending the living space, a possible second dwelling or garden room/external home office, creating a productive vegetable garden, etc. Paved at the side with a drive leading to the timber garage, the front and rear gardens are predominantly laid to grass with mature shrubs and flowerbeds, plus 3 timber sheds.

Benefitting from gas central heating and double glazing the interior offers a spacious well lit entrance hall with large under stairs closet. A large living room with bay window from which to enjoy that stunning view and a gas fire. The fitted kitchen diner overlooks the back garden and has access to the rear hall which provides 3 large store cupboards and the back door. Also on the ground floor is the bathroom with corner bath and separate shower unit.

On the first floor, the landing has yet another large cupboard and 3 double bedrooms, all of which have fitted cupboards.

A substantial house with a lot of potential to become a beautiful family home, an ideal first time buy or investment, this property is likely to attract great interest and will not remain on the market for long.

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 rail 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.

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.

EPC: C

Council tax band: B













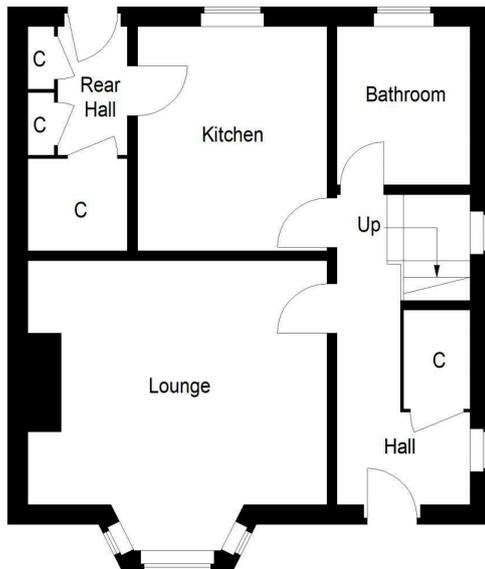
to view:

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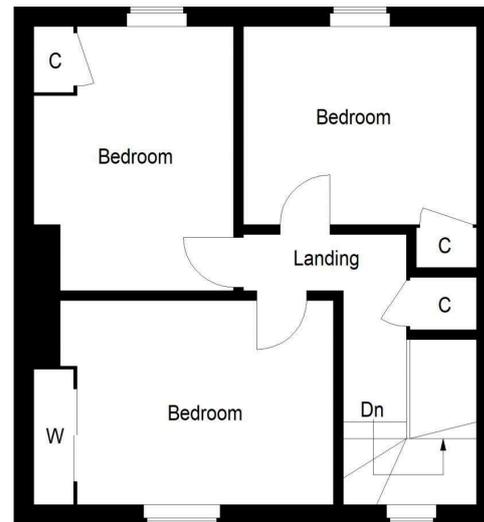
E: [property@jamesonmackay.co.uk](mailto:property@jamesonmackay.co.uk)

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Ground Floor



First Floor

LIVING ROOM  
4.6m x 4.3m

KITCHEN/DINER  
2.4m x 2.8m

BEDROOM  
4.0m x 3.1m

BEDROOM  
3.9m x 2.9m

BEDROOM  
3.5m x 3.0m

BATHROOM  
2.3m x 1.9m

**YOUR PROPERTY SPECIALISTS**

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