

**17 Fordyce Way,  
Auchterarder, PH3 1BE**

**JAMESON  
+ MACKAY**  
SOLICITORS AND ESTATE AGENTS



- + *Detached Bungalow*
- + *Bright and Spacious Accommodation*
- + *Nearby Local Amenities*
- + *Offers Over £270,000*



**1**  
Public Rooms



**3**  
Bedrooms



**2**  
Bathrooms

**T: 01738 630 350**

17 Fordyce Way is located in a sought after, residential area in Auchterarder, just off the High Street. Being a short distance from the centre of the bustling town, it is perfectly located to enjoy the peaceful setting. Auchterarder's many 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 over 1 level, in a move in condition however buyers may look to update interior style. Vehicular needs are met with a 2 car drive way and single garage. Lovely front garden which wraps around the whole house. Auchterarder offers easy

access to the A9, which will be ideal for commuters.

The property comprises; entrance vestibule, bright and spacious lounge, large fitted kitchen with dining area, utility with access to back garden, a family bathroom with shower over bath facilities, and 3 large bedrooms with built in wardrobes, with master en-suite.

The property includes many key features like gas central heating and double glazing.

EPC: C

Council Tax Band: E



















to view:

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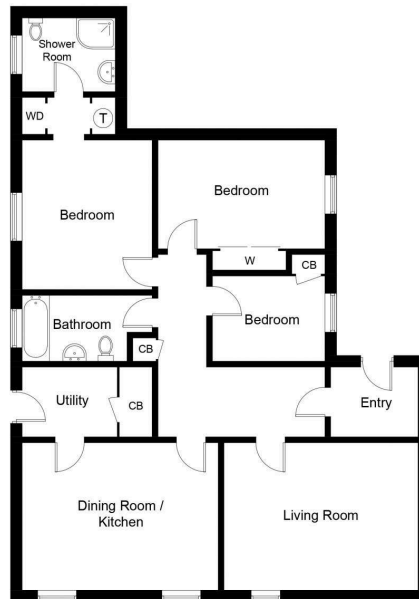


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1065317)

Measurements:

Vestibule: 2.18 x 1.37

Lounge: 4.0 x 4.88

Kitchen/Dining Room:  
4.97 x 4.01

Utility: 1.37 x 2.28

Bathroom: 3.06 x 1.56

Bed3: 2.09 x 3.38

Bed2: 2.61 x 4.37

Bed1: 4.86 x 3.08

En-suite: 1.59 x 2.28

Approx.  
Measurements in  
metres

#### YOUR PROPERTY SPECIALISTS

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