

15 Grampian Avenue

AUCHTERARDER, PERTHSHIRE, PH3 1NY



*CHARMING TWO-BEDROOM DETACHED
BUNGALOW IN A BEAUTIFUL PERTHSHIRE SETTING*



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Nestled within the sought-after residential area of Grampian Avenue in Auchterarder, this delightful two-bedroom detached bungalow offers spacious single-level living in an idyllic setting, surrounded by rolling Perthshire countryside and picturesque open fields. Combining a peaceful location with generous accommodation and excellent future potential, this attractive home is sure to appeal to a wide range of buyers.

The property enjoys impressive kerb appeal, with a beautifully maintained front garden and a substantial driveway providing off-street parking for multiple vehicles. The well-kept garden wraps around the home, creating an attractive outdoor environment, while a single garage is conveniently positioned to the side of the property.

Internally, the accommodation is bright, spacious and thoughtfully arranged. The welcoming living room forms the heart of the home, offering a generous and light-filled space. Patio doors provide direct access to the garden, allowing natural light to flood the room while creating a seamless connection between indoor and outdoor living.

The well-proportioned kitchen offers excellent storage throughout, complemented by tiled splashback walls and ample workspace, making it both practical and functional for everyday living.





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The principal bedroom enjoys a wonderful outlook over the gardens and surrounding fields, creating a tranquil retreat. Generous built-in wardrobes provide excellent storage, while the second bedroom offers flexible accommodation suitable for guests, family members or a home office.



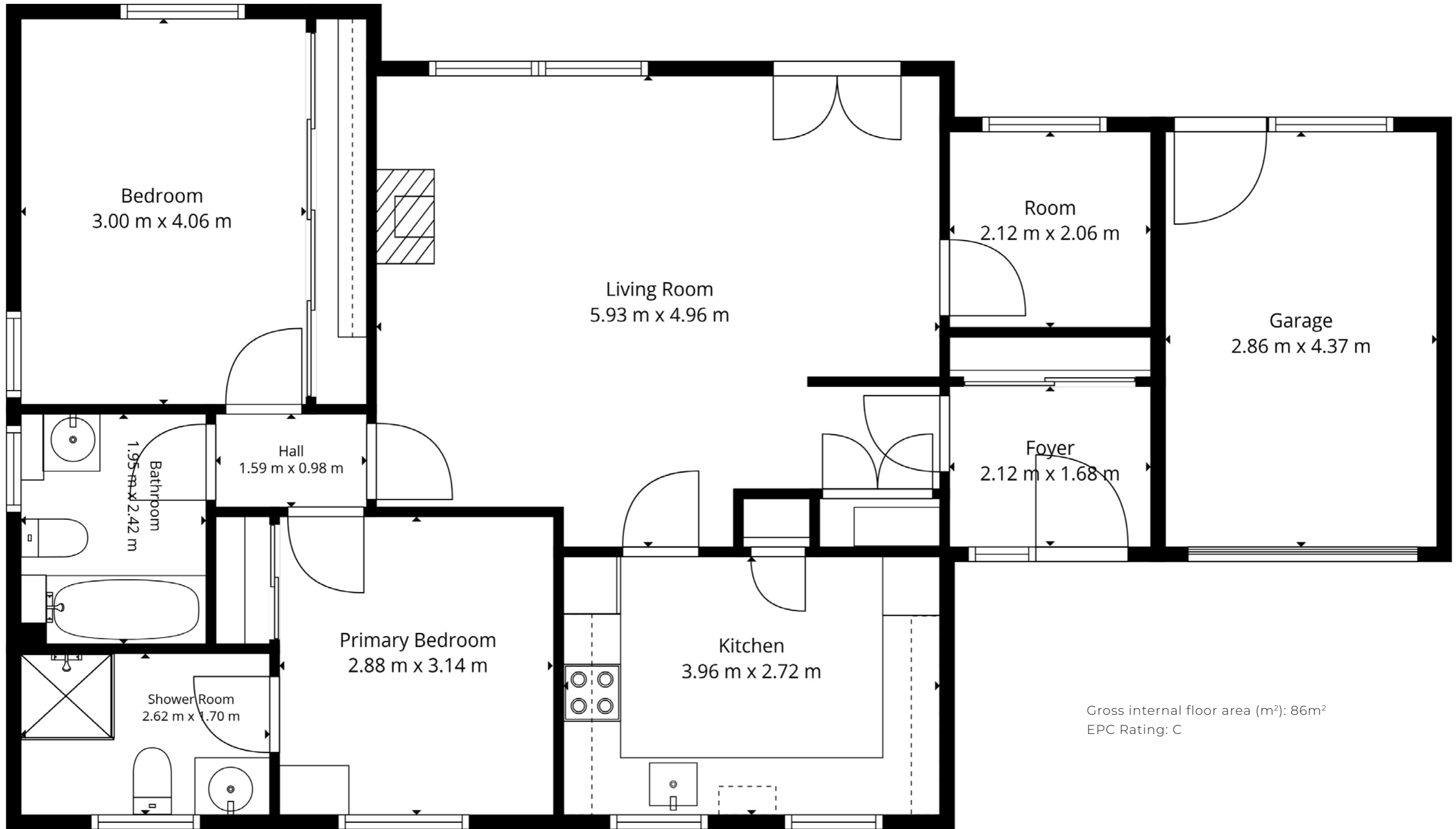
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The property benefits from two spacious bathrooms, both featuring windows for natural light and ventilation. One bathroom is fitted with a bath, while the other offers the convenience of a shower, catering perfectly to modern family requirements.

A particularly noteworthy feature of the home is the substantial attic space, which offers excellent storage and presents exciting potential for conversion into additional living accommodation, subject to the necessary consents.





To the rear, the beautiful garden backs directly onto open fields, creating a stunning backdrop and a real sense of privacy. The garden has been lovingly maintained and features a large lawn bordered by mature flowers, shrubs and trees, providing colour and interest throughout the seasons. A garden shed offers additional outdoor storage.

Offering spacious accommodation, beautiful gardens, ample parking and a stunning countryside outlook, this charming detached bungalow presents a rare opportunity to acquire a wonderful home in one of Perthshire's most desirable locations.





Situated in a peaceful and established residential area of Auchterarder, Grampian Avenue benefits from the town's welcoming community atmosphere and excellent local amenities, including independent shops, supermarkets, cafés, restaurants, primary and secondary schooling, and a variety of leisure facilities.

Auchterarder is renowned for its proximity to the world-famous Gleneagles Hotel, offering championship golf courses, fine dining, spa facilities, and a wealth of outdoor pursuits. The surrounding Perthshire countryside provides abundant scenic walking, cycling, and recreational opportunities. The property backs onto open fields, offering tranquil views and a sense of privacy, yet remains conveniently close to the town centre.

Commuters are well served by easy access to the A9, with railway stations at Gleneagles and Perth providing regular services to Edinburgh, Glasgow, and beyond. Combining semi-rural charm with strong transport connectivity and excellent amenities, Auchterarder continues to be one of Perthshire's most sought-after residential locations.

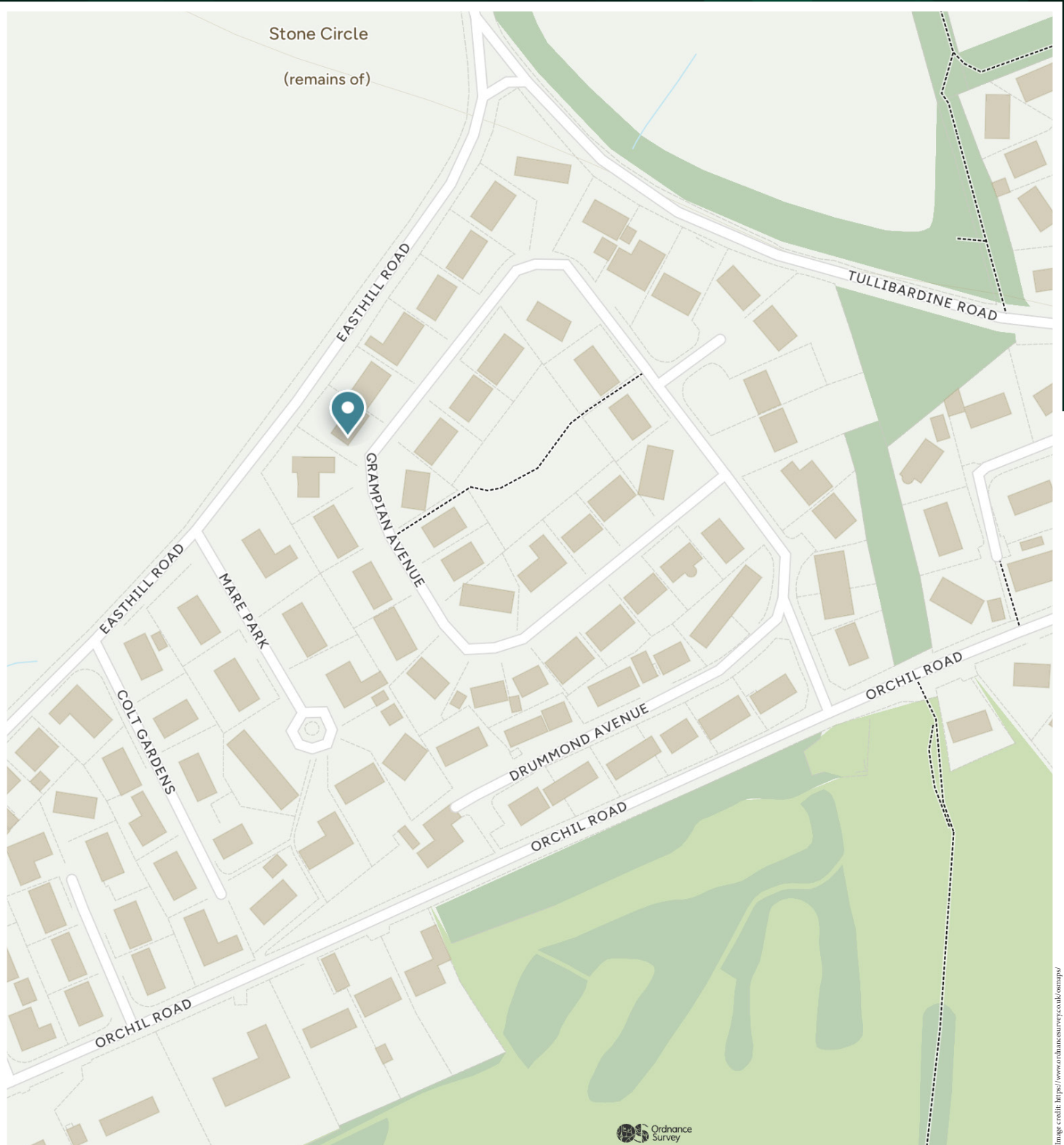


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