



15 Belvidere Place, Auchterarder, PH3 1AS  
Offers over £179,950





# 15 Belvidere Place Auchterarder, PH3 1AS

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- Semi-detached villa
- Chain-free
- Double glazing
- Generous corner plot
- Attractive views
- Two double bedrooms
- Gas central heating
- Off-street parking
- Very private garden
- Quiet location

\*Chain free\* Nestled in the quiet cul-de-sac of Belvidere Place in Auchterarder, this semi-detached house is a true gem waiting to be discovered. Boasting a spacious, dual-aspect living room, kitchen, two double bedrooms, and a well-appointed shower room, this property offers a comfortable and inviting living space. The property is presented in excellent condition throughout, ensuring a hassle-free move-in experience for its new owners.

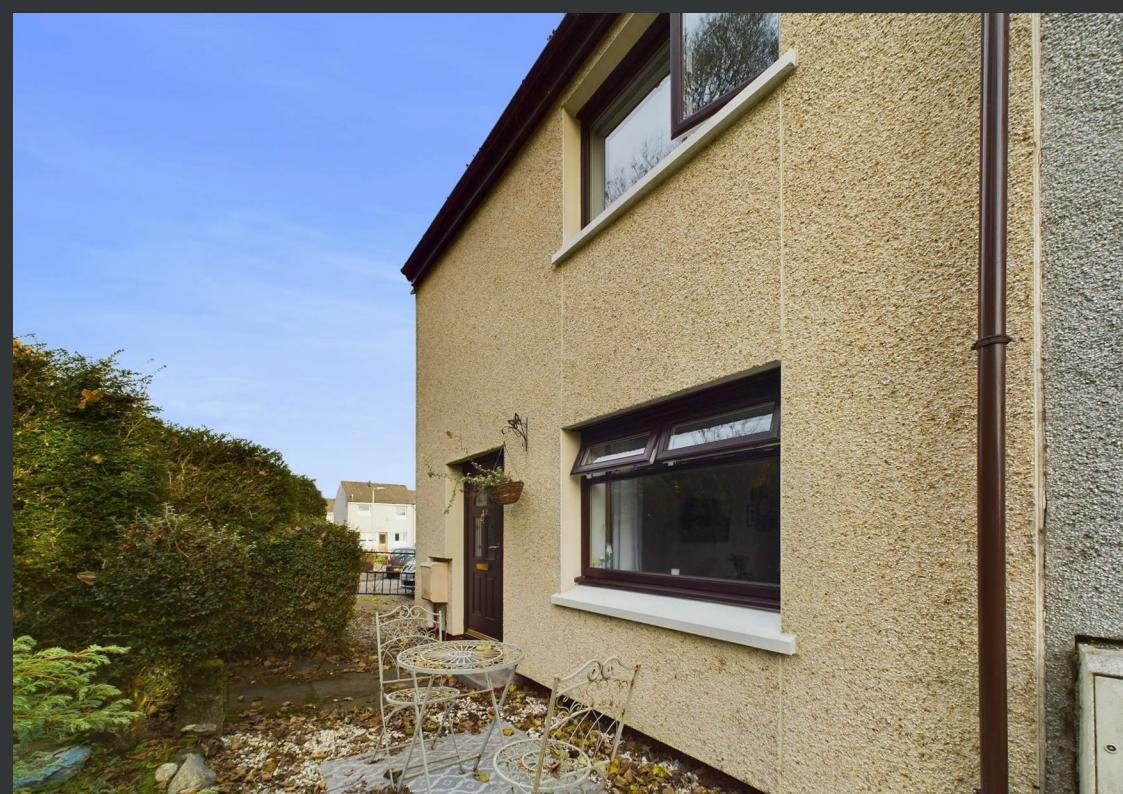
The generous room sizes provide ample space for relaxation and entertainment, making it perfect for both quiet nights in and hosting gatherings with friends and family. Situated on a generous corner plot, the rear garden of this house offers a tranquil and private retreat from the hustle and bustle of everyday life. The beautifully styled interiors add a touch of elegance to the space, creating a warm and welcoming atmosphere. Conveniently located with easy access to amenities and travel links, this property combines the best of both worlds - a peaceful sanctuary to call home with the convenience of nearby facilities.





## Location

Auchterarder boasts many amenities including a number of local independent shops, convenience stores, butchers, cafes and more. The highly regarded Community School of Auchterarder incorporates a nursery, primary school and secondary school. For commuters, there are a number of local bus stops and road links via the A9 to destinations such as Perth, Stirling, Dunblane and Glasgow. There is also a train station at Gleneagles which is also home to the world famous Gleneagles luxury resort and championship golf courses.





Approximate total area<sup>(1)</sup>

695.02 ft<sup>2</sup>  
64.57 m<sup>2</sup>

Reduced headroom  
1.55 ft<sup>2</sup>  
0.14 m<sup>2</sup>

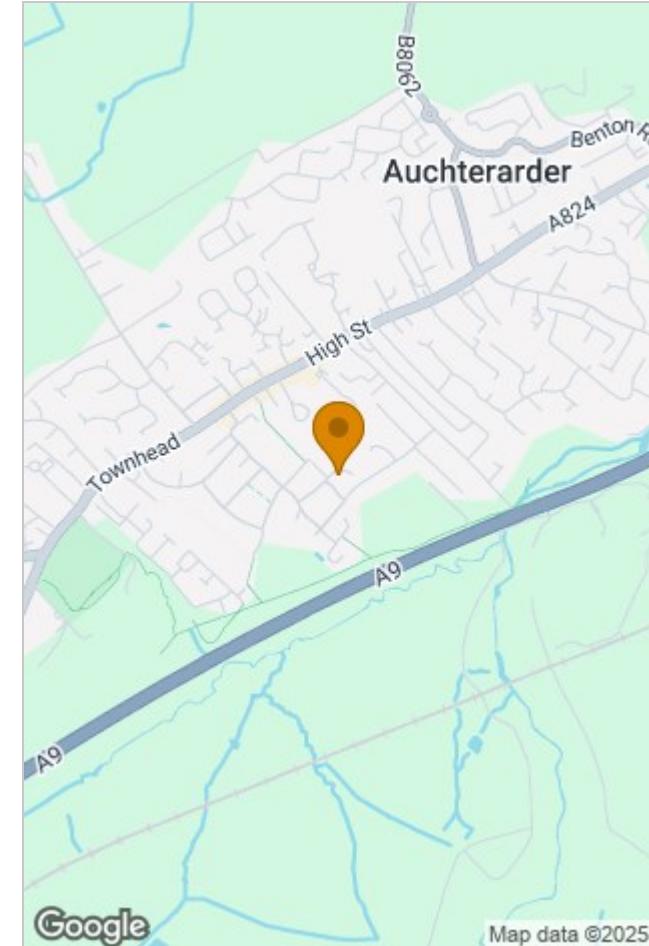
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		88
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		

## Viewing

Please contact our Perth Office on 01738 260 035  
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.