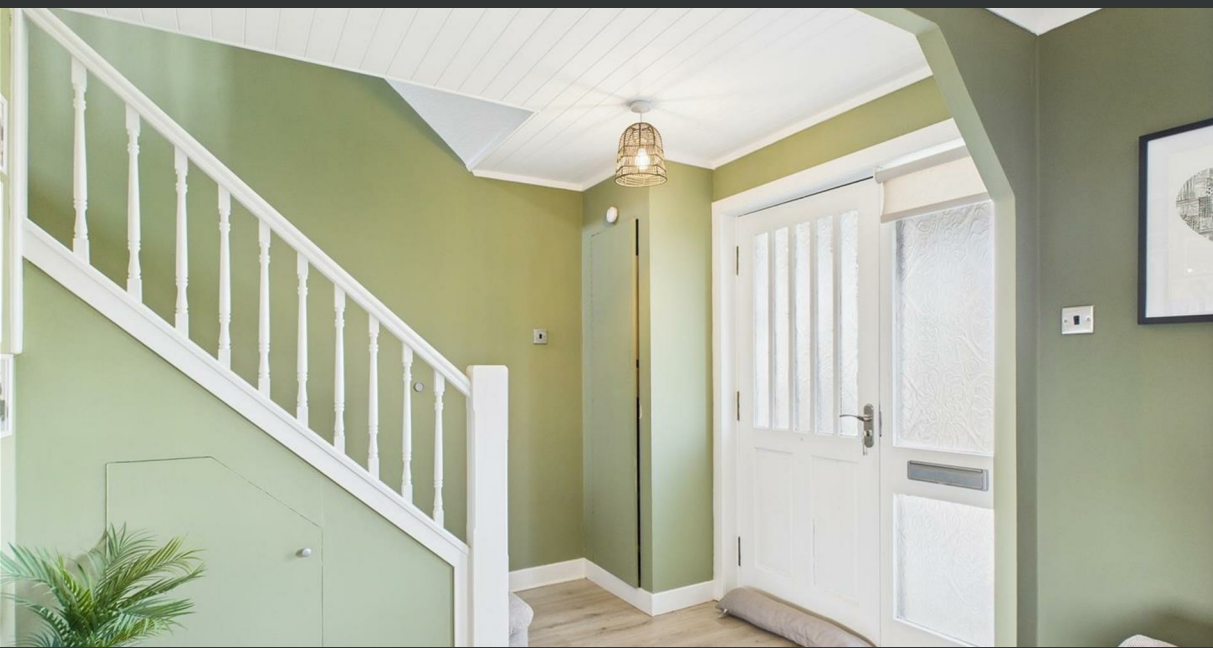




38 Belvidere Place, Auchterarder, PH3 1AS  
Offers over £175,000







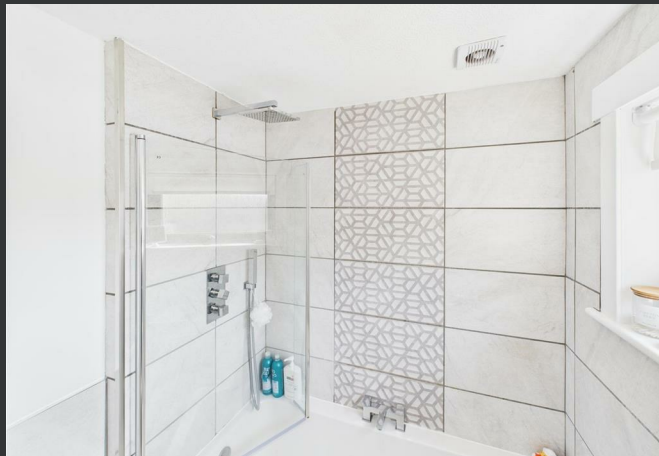
## 38 Belvidere Place Auchterarder, PH3 1AS

- Superb mid-terrace home
- Modern fitted kitchen
- Stylish bathroom
- Tasteful décor throughout
- Peaceful residential location
- Spacious, light-filled lounge
- Two double bedrooms
- Gas central heating & double glazing
- Well-maintained front and rear gardens
- Close to Auchterarder's shops, schools & transport links

Located in a peaceful residential setting, 38 Belvidere Place is a beautifully presented two-bedroom mid-terrace home offering stylish interiors and excellent outdoor space.

The property opens into a bright and spacious lounge, tastefully decorated with contemporary tones and featuring generous proportions, perfect for both relaxation and entertaining. The modern kitchen is fitted with sleek white units, wood-effect worktops, and integrated appliances, with ample room for casual dining. Upstairs, there are two well-proportioned double bedrooms, each benefiting from built-in wardrobes and enjoying pleasant views over the surrounding area. The family bathroom is finished to a high standard, featuring a modern white suite and attractive tiling. Externally, the property boasts a private, well-maintained rear garden, complete with a lawn, decking, and space for outdoor dining, while the front garden is equally inviting with neat planting and a welcoming pathway. The home benefits from gas central heating, double glazing, and ample storage throughout. With its move-in-ready condition, tasteful décor, and practical layout, this property will appeal to first-time buyers, downsizers, or those seeking an attractive investment opportunity.

Offers over £175,000





## Location

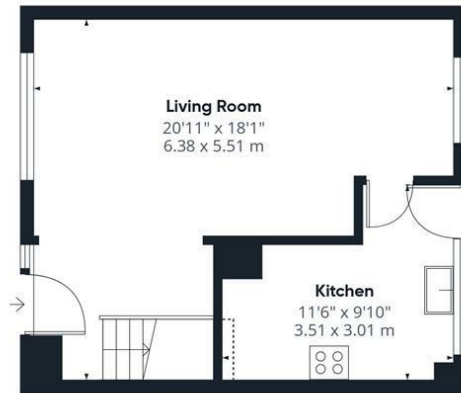
Auchterarder, known for its long High Street and welcoming community, offers an excellent range of independent shops, cafés, restaurants, and everyday amenities. The town is home to highly regarded primary and secondary schools and is just a short drive from the world-famous Gleneagles Hotel and golf courses. With easy access to the A9, residents enjoy convenient connections to Perth, Stirling, and beyond. Surrounded by scenic countryside, Auchterarder provides a perfect blend of rural charm and modern convenience, appealing to families, commuters, and retirees alike. Regular bus services and nearby rail links make it an ideal base for exploring the heart of Scotland.



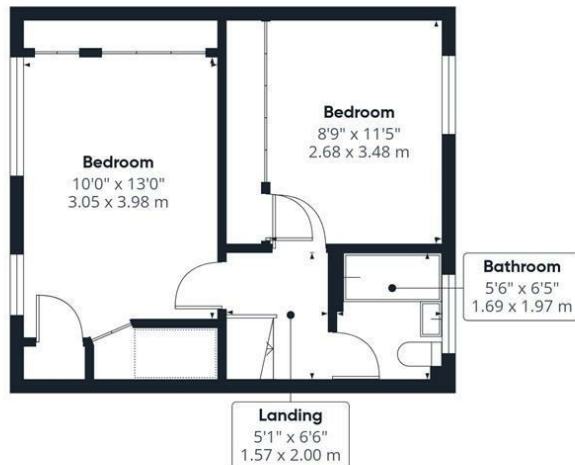








Ground floor



**Floor 1**



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

710 ft<sup>2</sup>  
66.1 m<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>  
0.1 m<sup>2</sup>

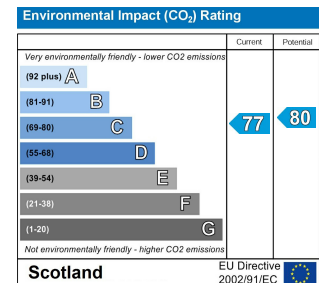
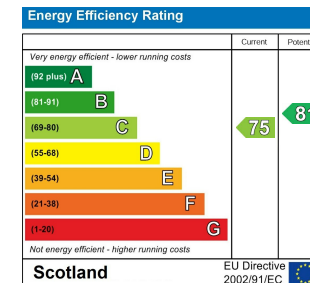
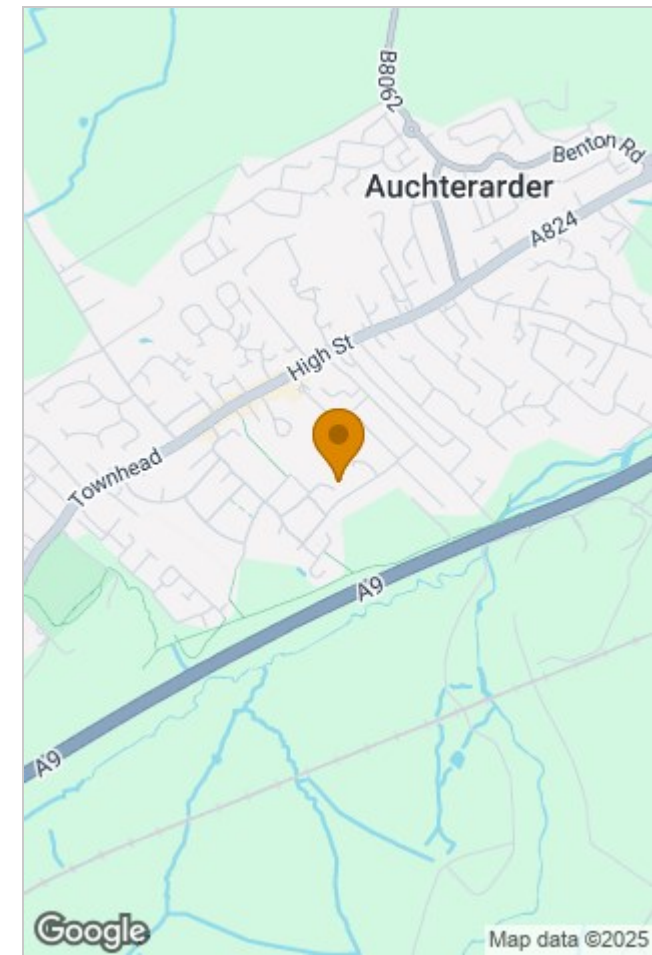
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1,5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## 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.

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