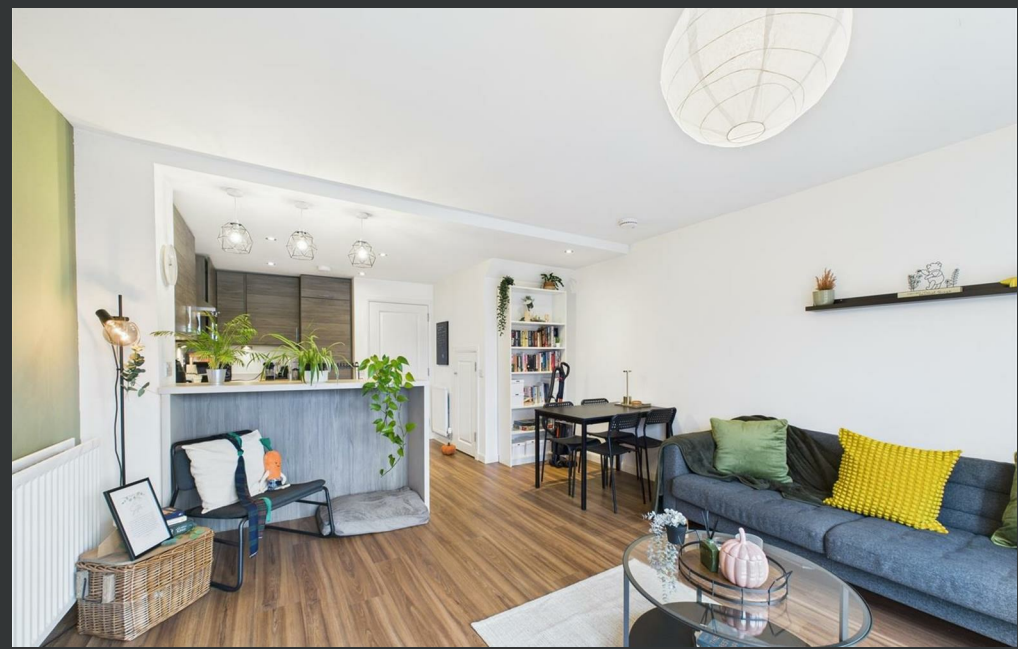
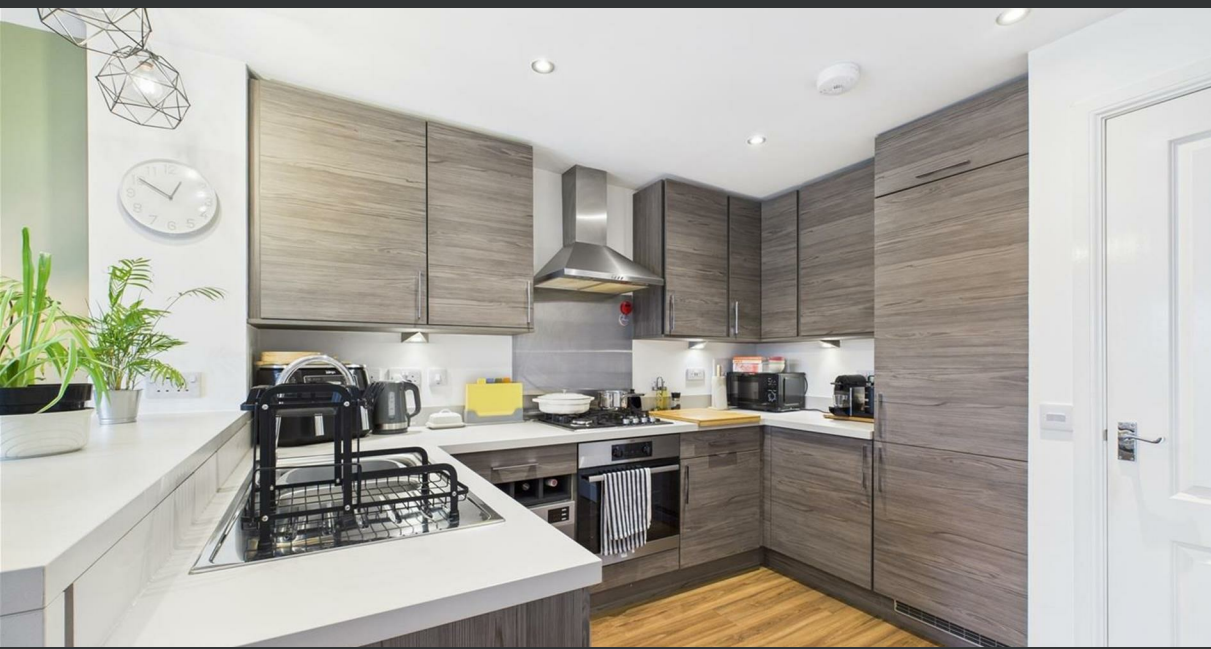




9 Buchany Burn Road, Auchterarder, PH3 1GZ
Offers over £199,500

 2  1  1  B



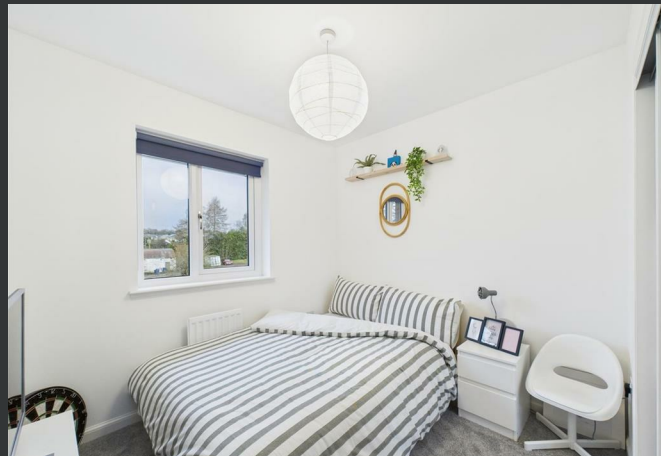
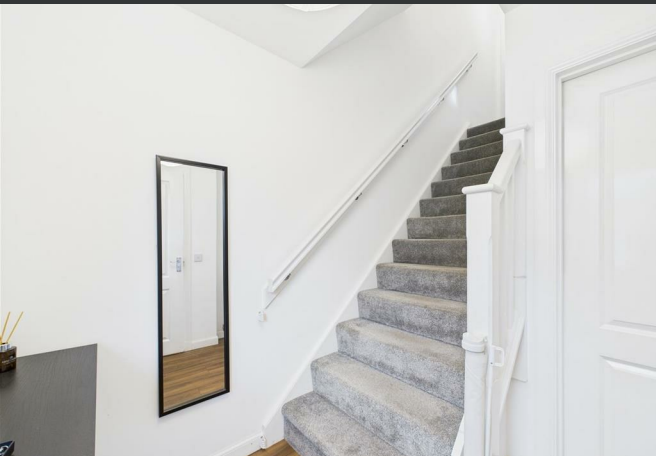
9 Buchany Burn Road Auchterarder, PH3 1GZ

- Modern mid-terrace home in sought after area
- Stylish modern kitchen with integrated appliances
- Two double bedrooms with built-in storage
- Contemporary bathroom plus ground-floor WC
- Allocated parking
- Bright open-plan kitchen, dining and living area
- French doors to private rear garden
- Additional office / nursery / dressing room
- Fully enclosed garden with patio
- Move-in ready and energy-efficient

Located in a modern, family-friendly development in Auchterarder, 9 Buchany Burn Road is a beautifully presented mid-terrace home offering a fantastic blend of style, comfort and practicality. The ground floor welcomes you into a bright hallway with handy WC before opening into a stunning open-plan kitchen, dining and living area. This impressive space features contemporary units, integrated appliances, generous worktop space and a seamless flow into the living area, where French doors draw in natural light and open directly to the private rear garden-ideal for entertaining, relaxing and everyday family living.

Upstairs, the property offers two well-proportioned double bedrooms, both finished in fresh, neutral décor and featuring built-in storage. A third room provides the perfect solution for a home office, nursery or dressing room, adding superb flexibility. The family bathroom is modern and stylish, fitted with a bath and overhead shower, sleek tiling and crisp white sanitaryware. Externally, the fully enclosed rear garden provides a safe and sunny outdoor retreat, with a lawn and patio area for outdoor dining. The property also benefits from allocated parking and attractive kerb appeal. Energy-efficient, move-in ready and located in one of Auchterarder's most desirable residential pockets, this is a superb home suited to first-time buyers, young families or those seeking a low-maintenance, contemporary property in a highly convenient location.

Offers over £199,500





Location

Auchterarder is a thriving Perthshire town renowned for its welcoming atmosphere, excellent schooling and abundance of local amenities. Just a short distance from the world-famous Gleneagles Resort, residents enjoy access to award-winning leisure facilities, golf courses and restaurants. The town's High Street offers independent shops, cafés and everyday conveniences, while nearby supermarkets and transport links make commuting easy. Positioned between Perth and Stirling, with quick access to the A9, Auchterarder is ideal for those seeking a well-connected yet peaceful place to live. Its blend of rural charm and modern convenience makes it a highly desirable location.





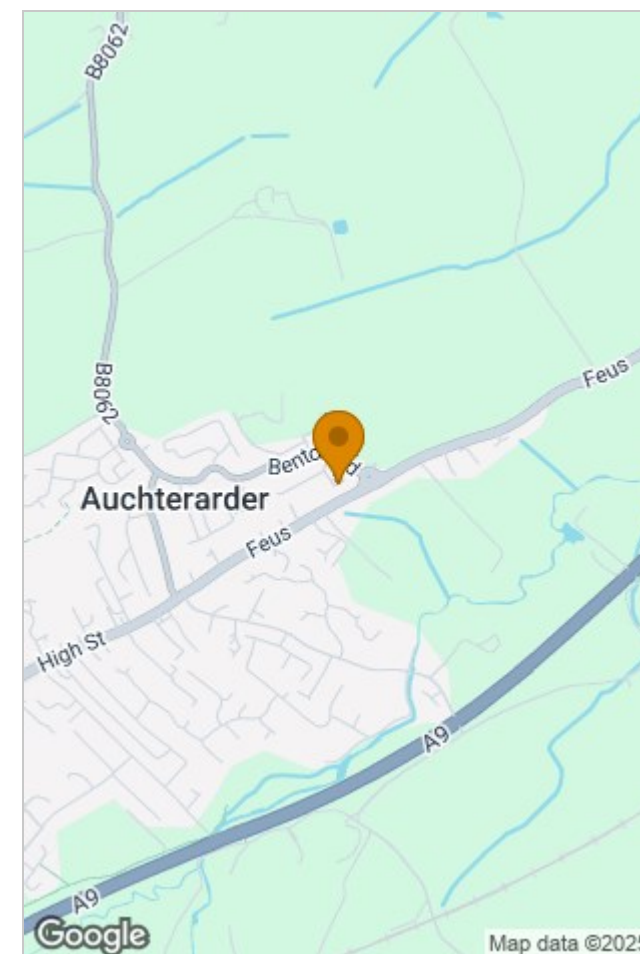


Approximate total area⁽¹⁾
673 ft²
62.6 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland: 84, EU Directive 2012/27/EC: 84

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Scotland: 85, EU Directive 2012/27/EC: 85

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.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX
T. 01738 260 035 | hello@wearepossible.co.uk
wearepossible.co.uk

