



22 BRIDGEWATER AVENUE
Auchterarder, Perthshire, PH3 1DQ





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A modern family home, situated in a sought-after, well-established residential setting on the edge of Auchterarder, which has first-floor views over Southern Perthshire countryside and has been upgraded with renewable technologies, for carbon-conscious and energy-efficient living.

Accommodation

Approximate Gross Internal Floor Area: 1662 sq ft (154.4 sq. m).

Ground Floor:

Hall, Sitting Room, Dining Room, Conservatory, open-plan Kitchen/Breakfast Room, Utility Room, and Cloakroom/WC.

First Floor: Landing, Principal Bedroom with en-suite Shower Room, Three Further Bedrooms (one currently utilised as a Study), and a Family Bathroom.

Exterior:

The established and mature plot at 22 Bridgewater Avenue bounds the house on all sides and features:

- A neat front lawn which enhances the kerb-appeal and is transected by a smart, block-paved path leading to the front porch.
- Private Driveway providing off-street car parking for up to five vehicles.
- Landscaped, south-west facing rear garden, enclosed by tall, timber fencing, complete with a lawn, a spacious patio terrace, and a colourful array of flowering shrubs and plants.

Single garage with up-and-over door.





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Situation

22 Bridgewater Avenue is situated in the highly regarded Southern Perthshire town of Auchterarder, on a charming cul-de-sac, within a short walk of the High Street. The leafy, "edge-of-village" style residential setting combines the convenience of town centre living, with many of the desirable attributes traditionally associated with life in Scotland's countryside - including proximity to walking routes through open countryside, as well as attractive rural views.

Auchterarder is a well-served settlement and its principal thoroughfare is lined with an eclectic mix of independent shops, boutiques, restaurants, and cafes. Local amenities include convenience stores, a medical centre and dental practices, as well as a Community Campus housing Nursery, Primary, and Secondary Schools.

Perthshire hosts some of Scotland's best-known independent schools, including Glenalmond College, Strathallan School, and Morrison's Academy, as well as Ardvreck and Craigclowan Preparatory Schools. Both Morrison's Academy and Dollar Academy have dedicated coach/bus services with stops in Auchterarder (at the time of publication).

Set to the West of Auchterarder, Gleneagles Resort, 'The Glorious Playground', has an internationally acclaimed array of attractions that include a 5* hotel, a trio of championship golf courses, an award winning spa, and the only restaurant in Scotland to hold two Michelin Stars. Amongst the wealth of facilities, the resort also boasts: a luxury Leisure Club; an Equestrian School; a Shooting School; a Golf Academy and Practice Range; Tennis Courts; a Falconry and excellent children's facilities.

The localities popularity as a residential district is underpinned by its convenient location within Central Scotland. The nearby A9 provides swift road links to both Perth and Stirling and thereafter there are good road links onwards to Glasgow and Edinburgh as well as eastwards to Dundee from Perth. The nearby Gleneagles Railway Station provides regular services to Edinburgh, Glasgow, Perth, Stirling, Inverness and London (including a direct service to London, plus the Caledonian Sleeper service).



General Description

22 Bridgewater Avenue is a thoughtfully-designed, detached home, which provides spacious, versatile family accommodation, upgraded for contemporary living. Notably, in recent years, the property has been appointed with both solar PV panels and battery storage, which have meaningfully elevated the Energy Performance Rating of the home.

On approach, the façade of the house has been finished in a traditional image, with classic harled render accented by masonry details, all set beneath a pitched roof finished with painted timber eaves. It is set back from the cul-de-sac beyond a neat frontage, which lends kerb appeal. The main entrance door is set within the shelter of a charming external porch. Overall, the front of the plot provides off-street car parking for up to five vehicles on a gravel driveway.

Internally, the house has been successfully adapted to encapsulate the free-flowing, sociable living space, which is so coveted by contemporary households. The timeless interior has been elevated with finishes such as tasteful radiator covers, plush carpeting, and quality vinyl flooring. Ideal for both relaxed family living and entertaining larger parties, when occasion demands, the ground floor features a trio of interconnected reception rooms, including a conservatory which is accessed via a set of smart, bi-folding doors from the neighbouring dining room. In addition, the dining room links with the adjoining kitchen/breakfast room.

The accommodation has been thoughtfully configured for the rigmarole of family living, providing a utility room, a ground floor WC, and a deep first-floor storage cupboard located off the study.

Beyond the threshold, the welcoming hall serves as a natural spine to the ground floor accommodation, providing access to both the principal sitting room and the kitchen/breakfast room. Glass panels flank the door into the sitting room, enhancing the impression of space. The hall also houses the staircase to the first floor, which is finished with a timeless timber balustrade.

The generously-proportioned sitting room has a window to the front of the property, which frames a lovely view over the street and onto the countryside beyond. A glass door, flanked by glass panelling, opens into the neighbouring dining room, which in-turn has glazed, bi-folding doors onto the conservatory. In total, the sociable, interlinked reception spaces extend to approximately 12.12 meters in length. The conservatory has a set of French doors inviting out to the patio terrace: something of a South-facing, sun-trap which is the ideal spot for alfresco living and entertaining, when weather permits.

The modern kitchen has sleek wall and floor-units, accented by timber effect worksurfaces and tiled splashbacks. The cabinets incorporate a peninsula island and provide a wealth of culinary storage. They are also equipped with a Beko four-ring induction hob and oven, a Beko dishwasher, and a Cata undercounter fridge, as well as a one-and-a-half basin sink and draining board with a swan-neck mixer tap. In addition, the room has a breakfast bar and a free-standing Hotpoint fridge/freezer. The neighbouring utility room has matching wall and floor units, an additional sink and draining board, a Curry's Essential under-counter freezer, and a Haier washing machine. It also serves as an informal entrance/exit to the house, with an exterior door providing access to the West of the house.









View from the street, along Bridgewater Avenue to distant hills.

On the first floor, the staircase rises to a landing with a window to the Northwest which provides access to the family bathroom and the property's four, comfortable bedrooms. The bedrooms are set apart by their elevated vantages over the residential setting towards the Southern Perthshire countryside which lies beyond the town.

The principal bedroom is particularly well appointed, with a large, contemporary wardrobe featuring sliding doors, and an ensuite complete with a shower, WC, wash hand basin, and heated towel rail. The ensuite and the family bathroom are both finished with timeless wall tiling and have been upgraded with stylish, vinyl floor tiles. The family bathroom has a three-piece white suite, incorporating a bath with an overhead shower attachment, a WC, and a wash hand basin, as well as a heated towel rail.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation, the property's postcode is PH3 1DQ.
what3words: ///pump.foresight.strut

Fixtures and Fittings

Only items specifically mentioned in the sales particulars are included in the sale price, as well as the blinds, curtain poles, and radiator covers. Select items of furniture may be made available by way of additional/separate negotiation.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains electricity, water, drainage, and gas. Gas Boiler powers central heating and hot water systems. Solar PV Panels with Battery Storage.

Council Tax Band

F

EPC Rating

Band B

Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Tenure

Freehold

Internet Websites

Properties and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, and www.thelondonoffice.co.uk.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Home Report A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co. give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

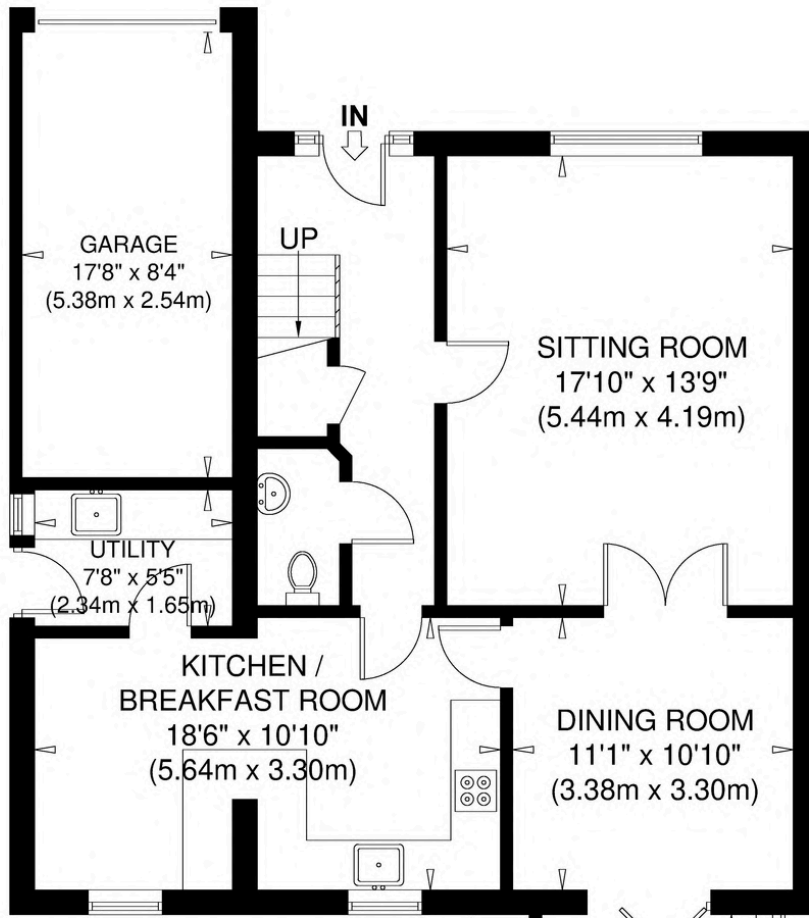
Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

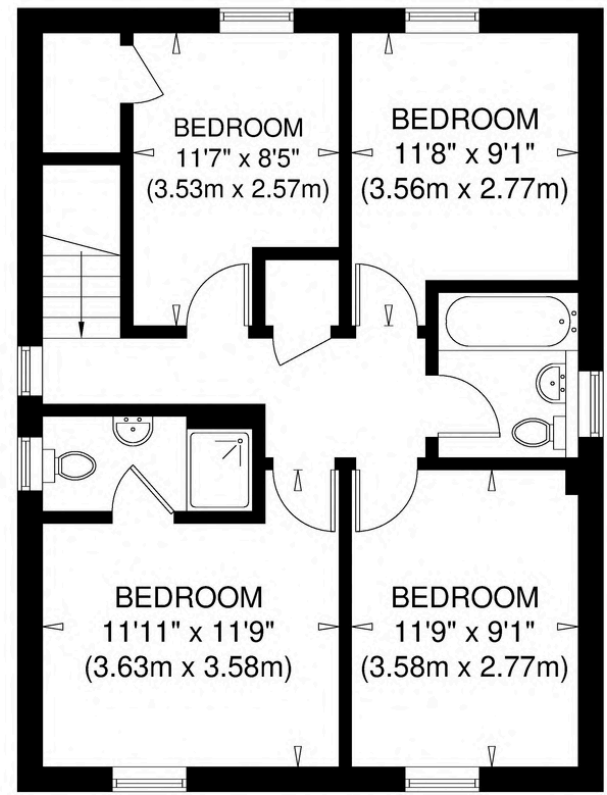
All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.



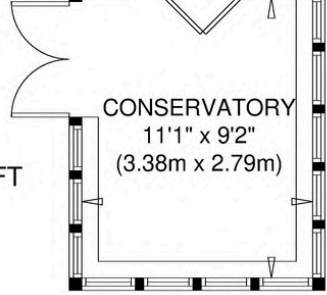




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 96.6 SQ M / 1040 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 57.8 SQ M / 622 SQ FT



BRIDGEWATER AVENUE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 154.4 SQ M / 1662 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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RETTIE

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