



Ardarroch Western Road, Auchterarder

Offers Over £620,000

Highly sought-after Auchterarder location • Substantial period property with exceptional potential • Extensive private gardens and grounds • Four generous double bedrooms • A rare renovation opportunity in a premium setting • 213m²



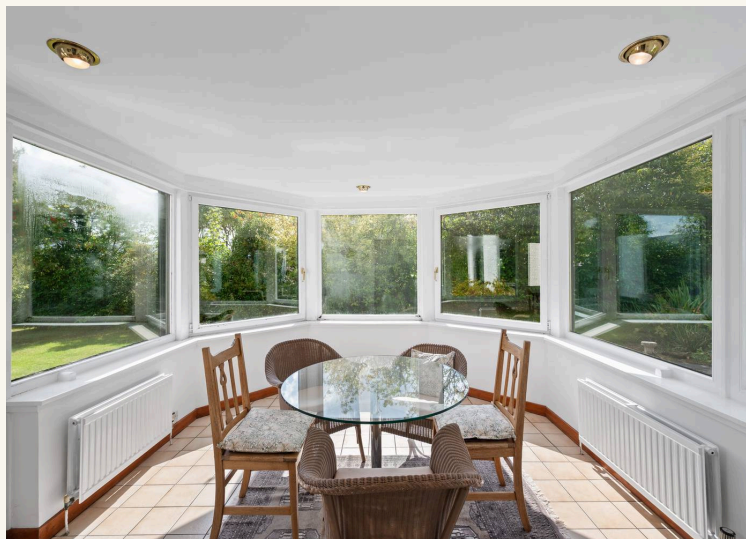
Council Tax band: G

Ardarroch is a handsome and generously proportioned home occupying a particularly appealing position on Western Road, Auchterarder. Set within extensive private grounds and surrounded by established greenery, the property presents an exciting opportunity for those seeking a characterful home with space, scale and significant potential for sympathetic renovation.

With many of its original features retained, Ardarroch offers a wonderful canvas on which to create a contemporary family residence while preserving the charm and proportions of the original house. From the moment you enter, the scale and character of the property are immediately apparent.

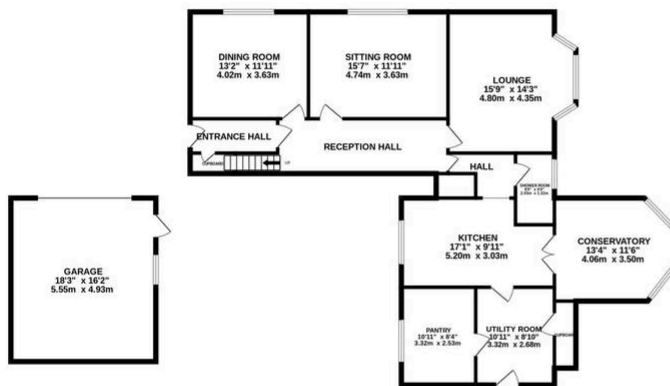
Ardarroch is a rare proposition: a substantial period home in a highly desirable and popular location, with generous proportions, extensive grounds and a wealth of original features. While requiring modernisation, the property offers enormous potential to create a sophisticated and beautifully considered home that combines contemporary living with the character and elegance of a traditional Auchterarder residence.

A home with presence, potential and exceptional scope — Ardarroch is ready for its next chapter.

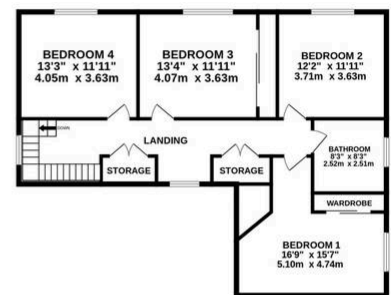




GROUND FLOOR
1597 sq.ft. (148.3 sq.m.) approx.



1ST FLOOR
994 sq.ft. (92.4 sq.m.) approx.



TOTAL FLOOR AREA : 2591 sq.ft. (240.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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