



DOUGLASLEA

19 TOWNHEAD, AUCHTERARDER, PERTSHIRE, PH3 1AH

Irving **Geddes**
W.S. • Solicitors • Estate Agents

DOUGLASLEA, 19 TOWNHEAD, AUCHTERARDER, PH3 1AH

Irving Geddes are delighted to offer for sale this spacious two bedroom two public room detached villa with garden studio, enjoying a location close to the centre of the ever popular Perthshire town of Auchterarder. Currently run as a holiday let, the property is very well presented and offered in true move-in condition. Set over 2 floors, the layout comprises on the ground floor: VESTIBULE/PORCH, LOUNGE with original flooring, open fire and dual aspect, DINING ROOM with shelved recess, under-stair storage and open access to the kitchen. The BREAKFASTING KITCHEN lies to the rear of the property, with a W.C. off & rear PORCH providing access to the garden. The upper floor has TWO good sized DOUBLE BEDROOMS with original flooring and storage cupboards, a further storage area off the upper landing & a large FAMILY BATHROOM with bath & separate shower.

The garden is fully enclosed, with a path leading to the front porch, which has a rear door to the side of the property, onto a gravel path and planted bed. There is a seating area immediately to the rear with step to an upper level of lawn and planted bed. A notable feature is the attractive garden studio at the rear of the garden, offering a versatile space currently used as ancillary accommodation comprising a bedroom/living space with W.C. and shower off. There is a decked veranda to the front overlooking the garden. A further seating area is located between the studio and a timber workshop/store.

A fantastic characterful home set in a prime location within one of Perthshire's most sought after towns. Likely to have broad appeal and early viewing is advised.

The property is located within ready walking distance of the centre, which provides an array of local amenities & leisure facilities, with independent shops, hairdressers, restaurants, health centre and golf course. Primary and secondary schools are within the town and the nearby A9 allows for easy commuting to Perth, Stirling, Edinburgh & Glasgow. Gleneagles train station is a 5min drive as is the prestigious Gleneagles Golf Resort Hotel.

Energy Performance Rated 'D' **Council Tax** Band 'D'

Video Tour <https://my.matterport.com/show/?m=yxdNjiq6shN>

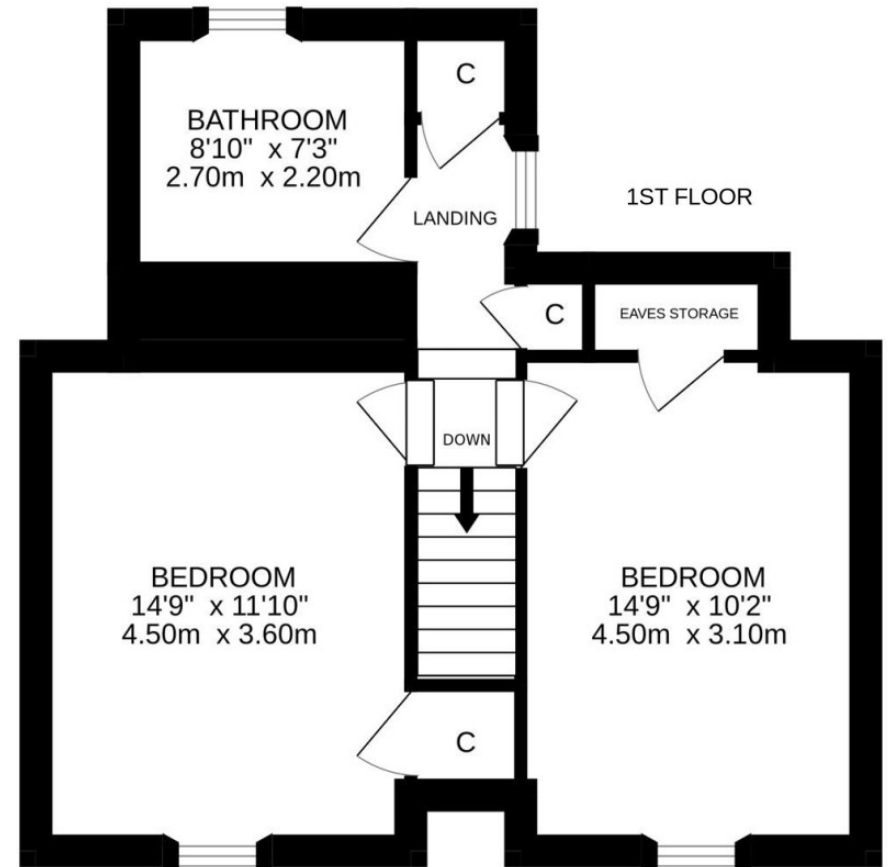
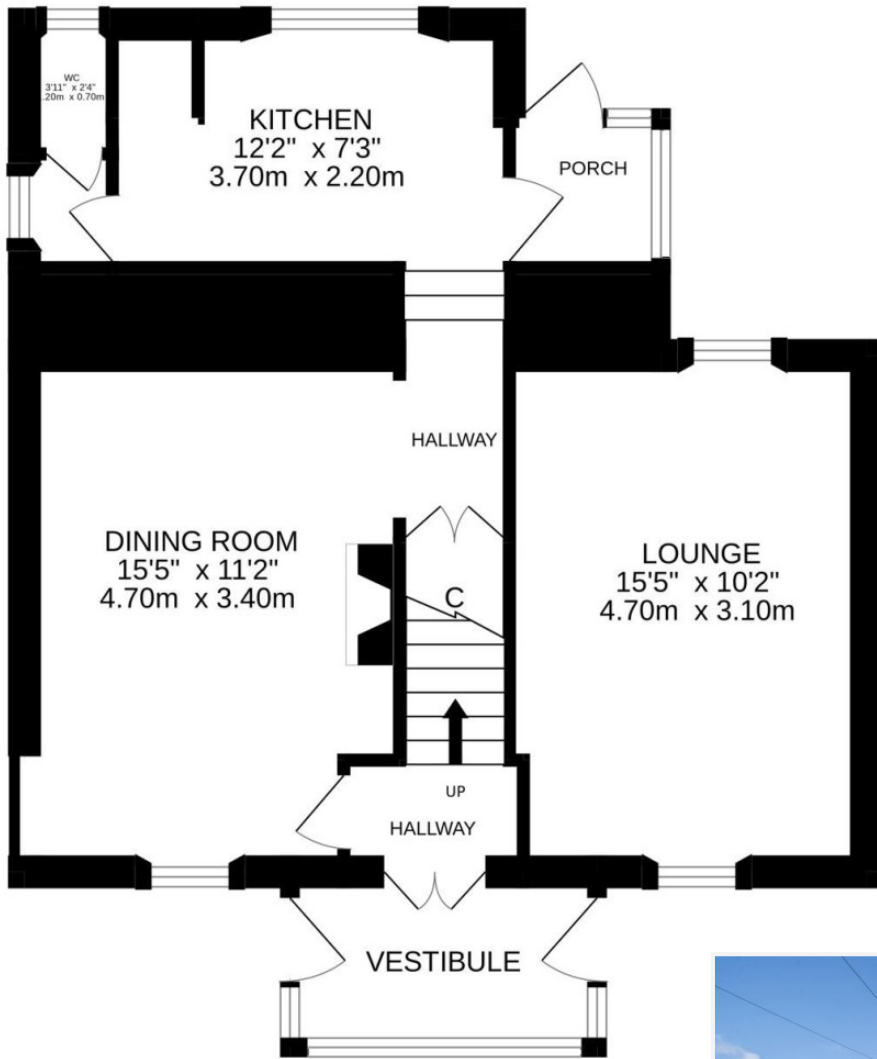
Services Mains water & electric, mains gas central heating. Double glazed.







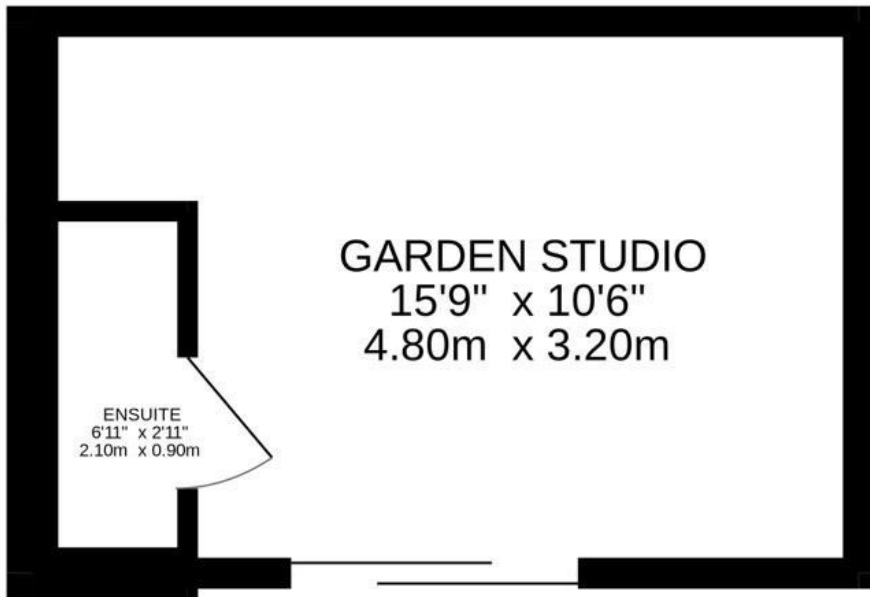




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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





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