



16 ST. MARGARETS CRESCENT,  
AUCHTERARDER, PH3 1LT

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## 16 ST. MARGARETS CRESCENT, AUCHTERARDER, PH3 1LT

We are delighted to bring this spacious & flexible three bedroom detached bungalow to the market. Set within a highly sought-after residential area of Auchterarder, within walking distance to the High Street. Presented in move-in condition, no.16 is located in a quiet cul-de-sac and enjoys an open outlook to the front.

The accommodation comprises: entrance PORCH with storage, spacious LOUNGE with large picture window overlooking the front garden, DINING ROOM with sliding doors to front garden, large CONSERVATORY with door to rear garden, rear hallway leading to the FITTED KITCHEN with induction hob, fridge freezer & large pantry, rear HALLWAY with door to garden, MASTER BEDROOM with EN-SUITE SHOWER ROOM (rear facing), two further double BEDROOMS (one with fitted wardrobes) FAMILY BATHROOM with shower over bath. The property is warmed by gas central heating and is double glazed throughout.

The property is set within well proportioned and maintained garden grounds. The driveway offers private parking for one vehicle. The front garden is laid to lawn, with mature shrubs, paved & chipped paths. The enclosed rear garden can be accessed from the side of the property or internally through the rear hallway or conservatory. Bordered by timber fencing, flower border & hedging, the rear has a sheltered patio area, a section of lawn, further mature planting & timber shed.

Located within easy reach of the many local amenities on offer in this popular Perthshire town. Auchterarder Golf Club & the world famous Gleneagles Hotel & Golf Club are within walking distance, with excellent restaurants, shops, Library & schooling nearby. No.16 backs onto St. Margarets Hospital and Medical Centre. Local bus routes are nearby, with easy access to the A9 motorway and Gleneagles train station.

No.16 would benefit from some modernisation, but is a superb family home, giving purchasers the option to place their own design ideas upon. Likely to be a popular addition to the market, therefore early viewing is strongly advised.

**3D Tour:** <https://my.matterport.com/show/?m=uKyZMwcA4YG>





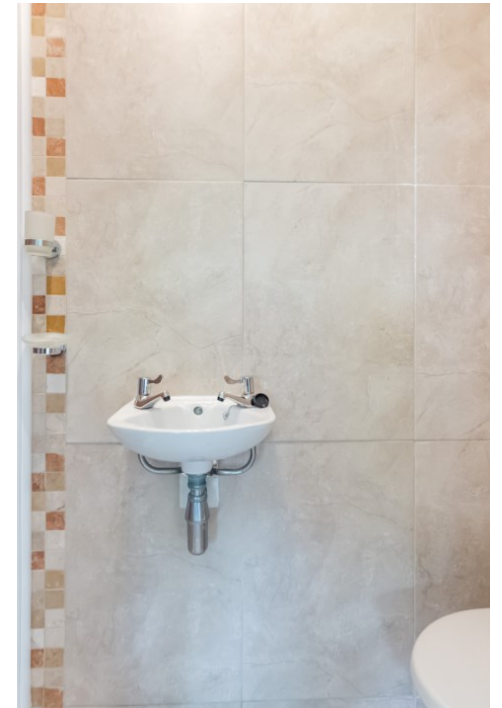


















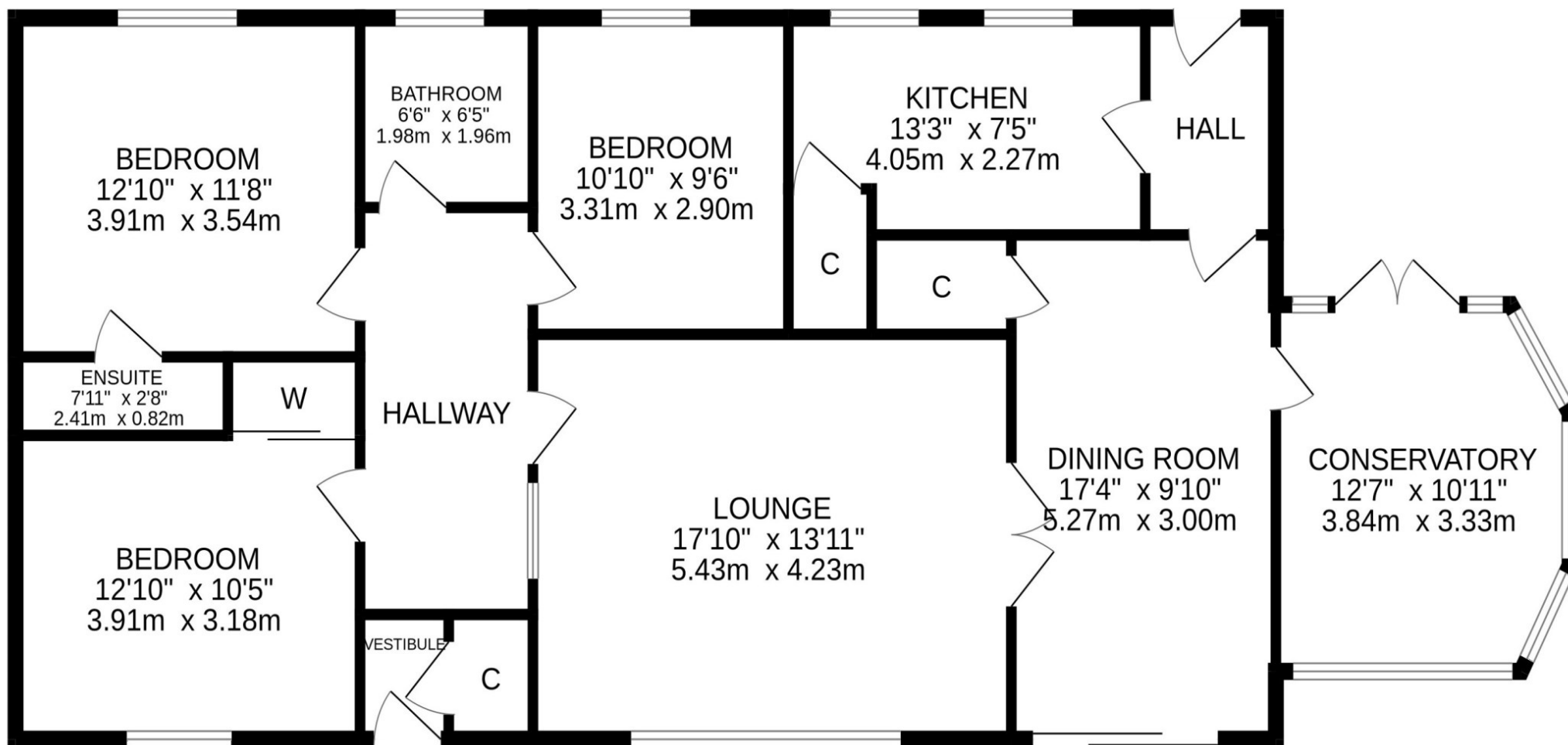
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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.





Energy Performance Rated 'C' Council Tax Band 'E'

Viewing Strictly by appointment through Irving Geddes - 01764 653771.







## Crieff

25 West High Street, PH7 4AU  
Tel: 01764 653771

## Comrie

1 Drummond Street, PH6 2DW  
Tel: 01764 670325

## Aberfeldy

6 The Square, PH15 2DD  
Tel: 01887 822722