



35 BENTON ROAD  
AUCHTERARDER, PH3 1FQ

IrvingGeddes  
W.S. • Solicitors • Estate Agents



## 35 BENTON ROAD, AUCHTERARDER, PH3 1FQ

Irving Geddes are delighted to offer for sale this very well presented 3 bedroom end-terrace villa within the sought after Hunters Meadow development in Auchterarder, enjoying a great location within easy reach of local amenities.

Set over 2 floors, the contemporary accommodation comprises an ENTRANCE HALL with W.C off, good sized LOUNGE with stairs at rear to the upper floor & a DINING KITCHEN with patio doors. There is an upper landing with storage and attic hatch on the first floor along with 3 BEDROOMS and FAMILY BATHROOM, two bedrooms with built-in wardrobes and the master with EN-SUITE SHOWER ROOM. The property is fully double glazed and warmed by gas central heating.

The easily maintained fully enclosed rear garden has an area of lawn, a paved patio and large timber store/workshop. The property also benefits from two private parking spaces adjacent to the terrace.

An excellent property enjoying an enviable location, a well-proportioned layout in true move-in condition, and a home likely to have broad appeal.

Video Tour <https://my.matterport.com/show/?m=3E9kcGtraZB>

Energy Performance C Council Tax Band D











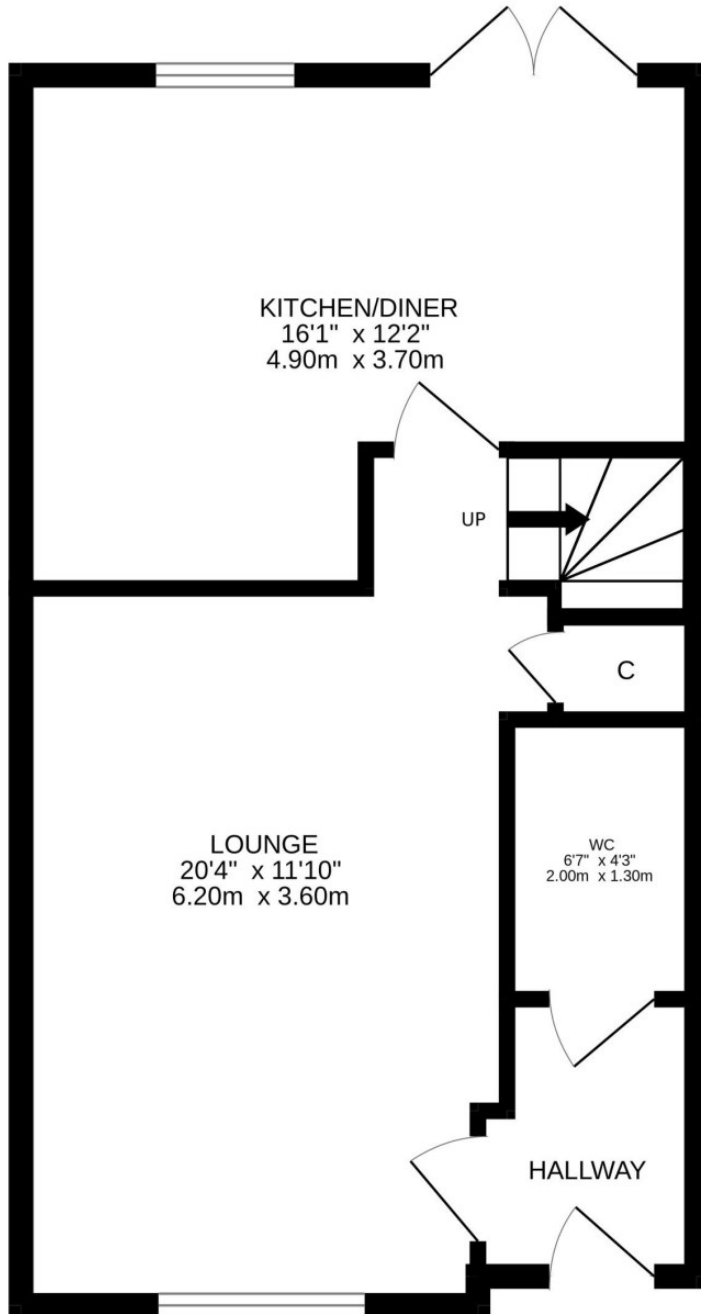




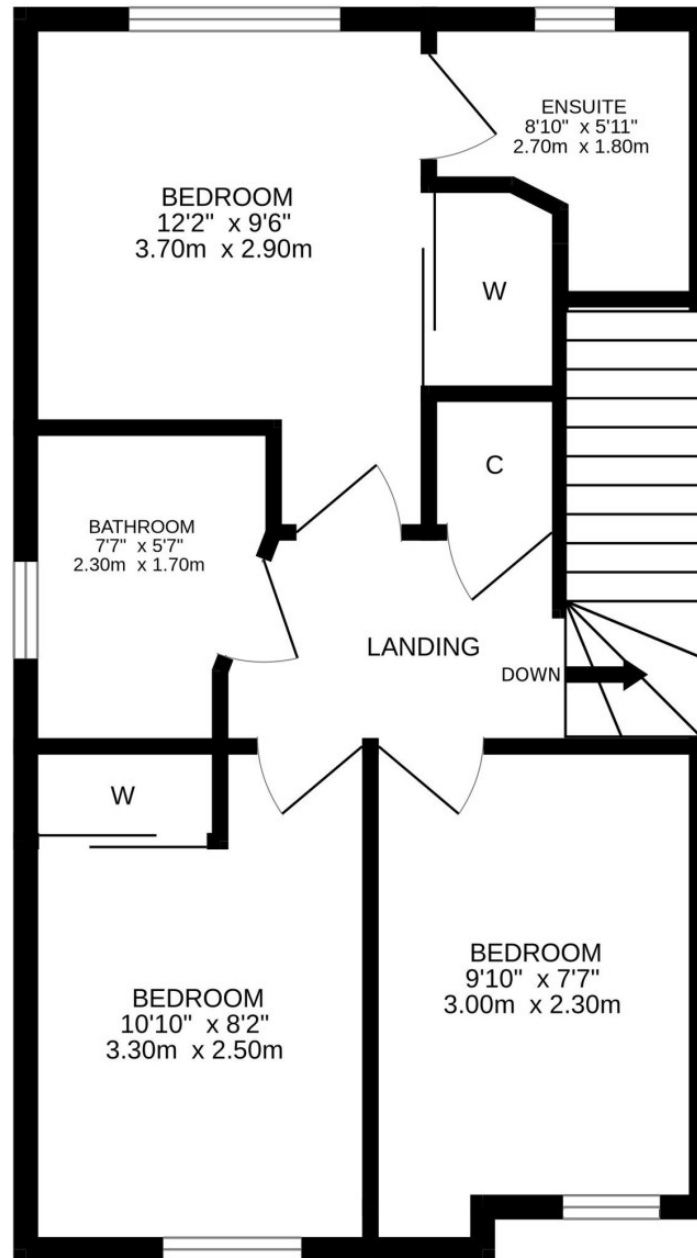




GROUND FLOOR



1ST FLOOR



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.





**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