



15 ST.MARGARET'S CRESCENT
AUCHTERARDER, PERTHSHIRE, PH3 1LT

IrvingGeddes
W.S. • Solicitors • Estate Agents

Irving Geddes are delighted to offer for sale this exceptional two bedroom detached bungalow with garden studio, at the head of a quiet & private cul-de-sac close to the centre of the ever popular town of Auchterarder.

Completely modernised & remodelled to an extremely high standard, the original 3 bedroom layout reconfigured to provide a luxury master suite & stunning open-plan living. The accommodation comprises; wide HALLWAY with storage, large LOUNGE open to a stunning bespoke DINING KITCHEN with central island & doors to raised terrace, walk-in LARDER, spacious UTILITY RM with dog shower, MASTER SUITE of large double bedroom with quality built-in wardrobes & luxury en-suite bathroom with free-standing bath, separate shower and superior fixtures & fittings, BEDROOM 2 (currently utilised as a second public room) & beautiful SHOWER ROOM. P/P also exists to extend the property, increasing the dining area and also the walk-in larder to create a study/single bedroom.

A further notable feature is the beautifully landscaped garden, designed with ease of maintenance in mind. As with the internal space, the gardens are presented with an exacting attention to detail, the front comprising an attractive paved drive and terrace, mature planted beds and area of lawn. The fully enclosed rear is a tremendous space in which to enjoy al-fresco relaxing/dining, with an excellent sun-terrace overlooking the garden, the main area laid with artificial turf with attractive planted beds and paved patio. A superior garden room is positioned in the corner, double-glazed, with power/lighting and external deck. A fantastic versatile space and a fine addition to the main property.

A stunning, energy efficient home enjoying an enviable location, displaying a level of quality & immaculate presentation rarely available. No.15 St.Margaret's Cres. is likely to be a most welcome addition to the market. Double-glazed throughout, heated by gas central heating, with a gas fired stove, supplemented by solar PV panels & battery storage.

The property is located within easy walking distance of the centre, which provides an array of local amenities & leisure facilities, with independent shops, hairdressers, restaurants and health centre. The local golf course is a short walk/2minute drive, with a 5minute drive to the world-renowned Gleneagles courses. 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 2.5miles south.











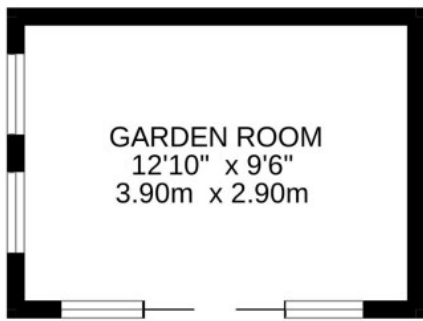








These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

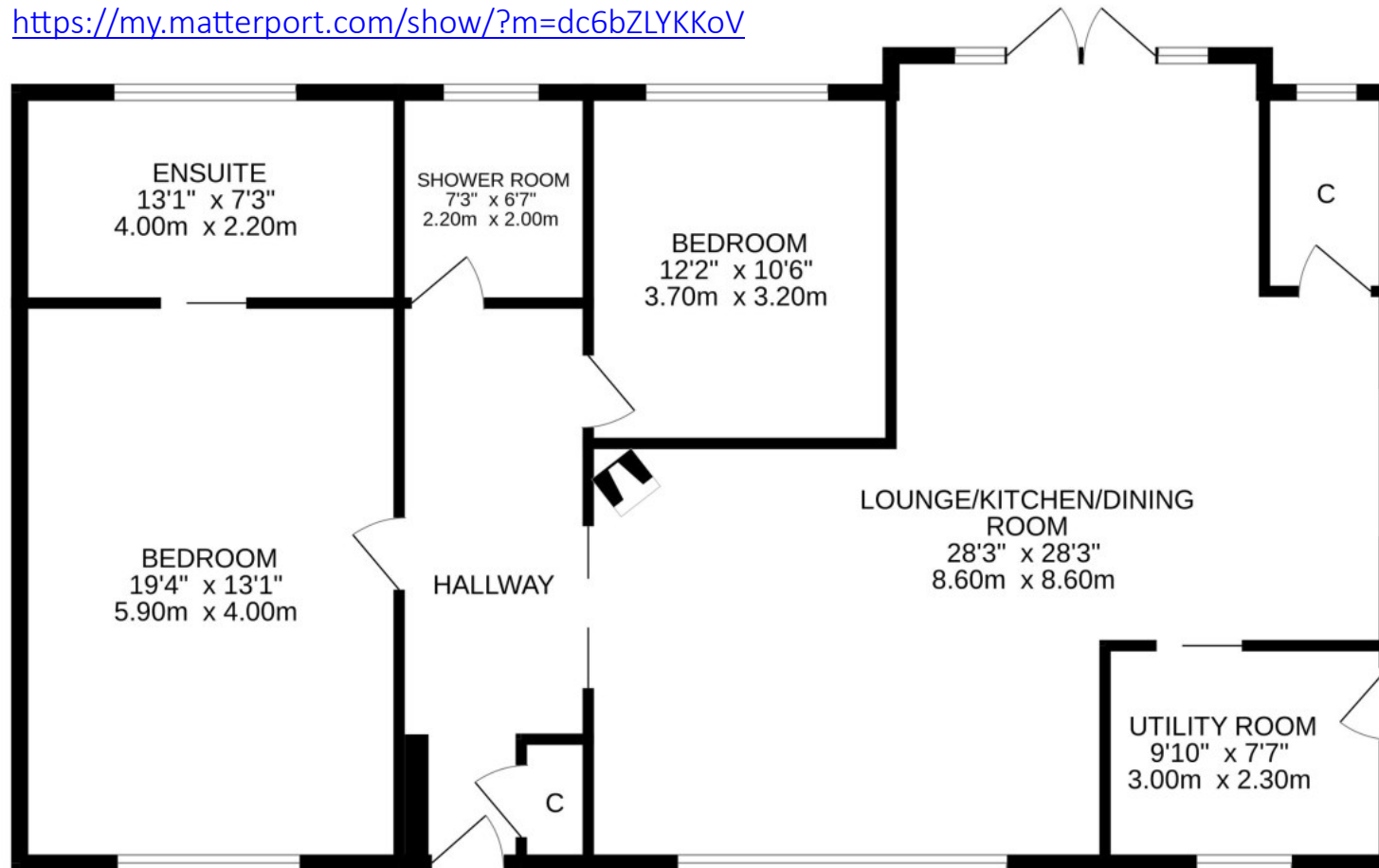


Energy Performance Rated 'B'

Council Tax Band 'E'

Video Tour

<https://my.matterport.com/show/?m=dc6bZLYKKoV>



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