



12 Blair Crescent, Auchterarder, PH3 1FX
Offers over £168,500

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12 Blair Crescent Auchterarder, PH3 1FX

- Modern end-terrace villa
- 2 double bedrooms
- Dining kitchen
- Low maintenance rear garden
- Gas central heating
- Presented in superb condition
- Generous lounge
- Bathroom & WC
- Off-street parking
- Double glazing

This fantastic 2 bedroom villa is presented in excellent condition and has been tastefully decorated in light, neutral tones throughout. Benefiting from a good amount of storage space and off-street parking, the property is conveniently located within the town and would suit a range of different buyer types. This highly energy-efficient home also features gas central heating, double glazing and a very private and low maintenance rear garden.

On the ground floor there is an entrance hallway, a handy downstairs WC, generous lounge and modern dining kitchen with double doors out into the rear garden. On the first floor there is a stylish bathroom and two double bedrooms both with built-in storage space. To the front of the property there is a small area of garden and an allocated parking space for one car. The garden to the rear is very private with no properties immediately behind it. It is fence-enclosed and features an area of artificial lawn with raised decking providing space for seating and al-fresco dining.

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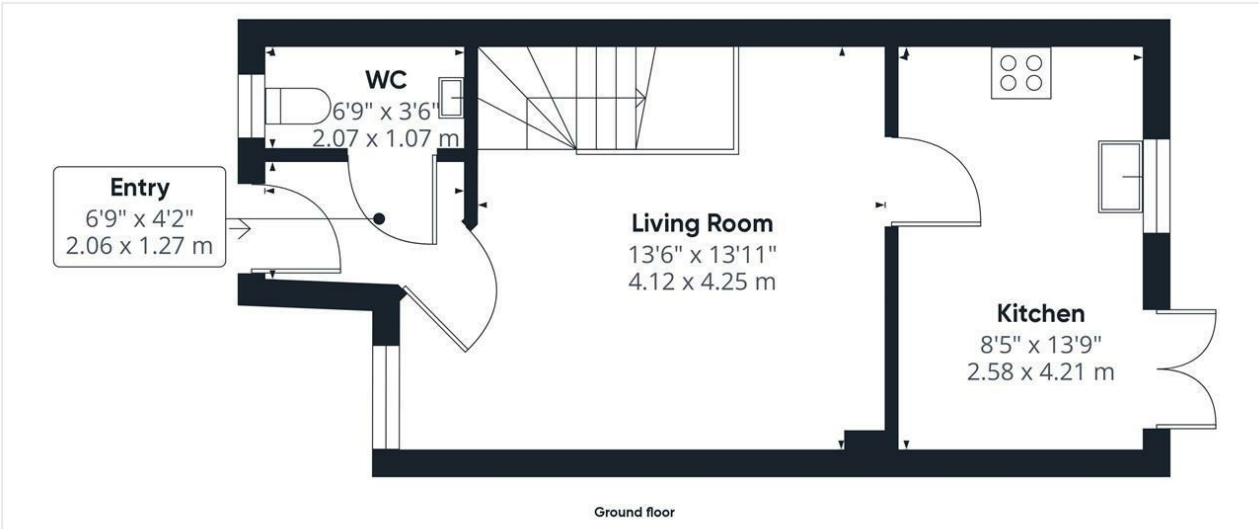


Location

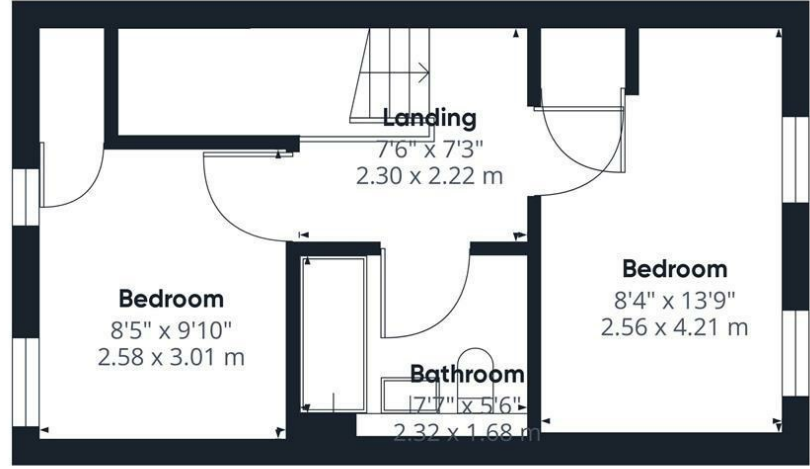
Auchterarder boasts many amenities including a number of local independent shops, convenience stores, butchers, cafes and more. The highly regarded Community School of Auchterarder incorporates a nursery, primary school and secondary school. For commuters, there are a number of local bus stops and road links via the A9 to destinations such as Perth, Stirling, Dunblane and Glasgow. There is also a train station at Gleneagles which is also home to the world famous Gleneagles luxury resort and championship golf courses.







Ground floor



Floor 1

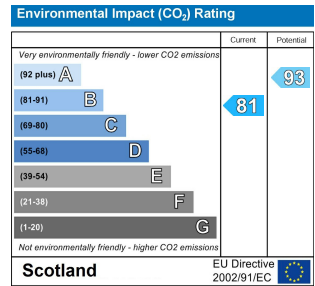
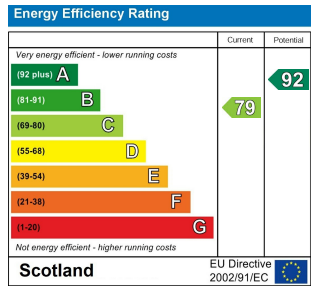


Approximate total area¹⁾
676.92 ft²
62.89 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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