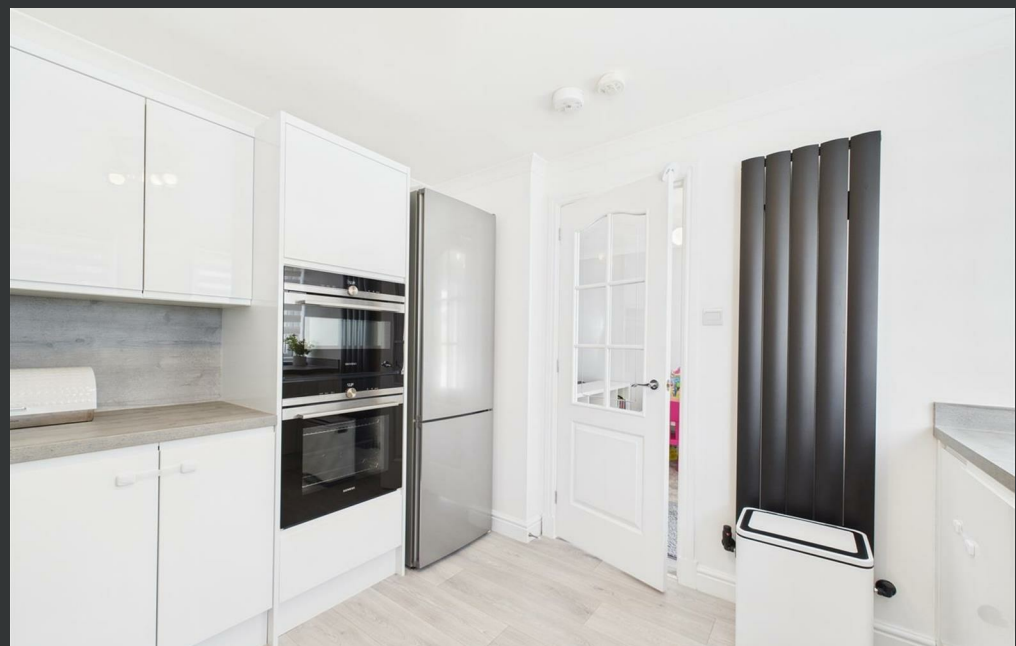




**3 Castlebrae, Auchterarder, PH3 1DL**  
**Offers over £180,000**







### 3 Castlebrae Auchterarder, PH3 1DL

- Beautifully upgraded two-bedroom mid-terrace home
- Sleek, modern kitchen
- Two spacious double bedrooms
- Fully enclosed rear garden with patio and lawn
- Quiet residential setting with residents parking
- Contemporary open-plan living and dining area
- Bright conservatory with garden access
- Fresh and bright family bathroom
- Low-maintenance front garden
- Walking distance to Auchterarder's High Street

Beautifully presented and fully modernised, 3 Castlebrae is a stylish two-bedroom terraced home tucked away in a peaceful residential pocket of Auchterarder. This turnkey property is perfect for first-time buyers, downsizers or small families seeking contemporary living with a low-maintenance lifestyle. The ground floor offers a welcoming entrance hall leading into a bright and spacious open-plan lounge and dining area, finished in fresh neutral tones and complete with sleek flooring. The recently upgraded kitchen is a true highlight, featuring handleless gloss cabinetry and integrated appliances. French doors open into a sunny conservatory, providing a lovely extra living space with direct access to the private rear garden. Upstairs you'll find two generous double bedrooms, both with built-in mirrored wardrobes and ample space for furnishings. A modern bathroom with stylish tiling and shower over the bath completes the accommodation.

Externally, the home benefits from a fully enclosed rear garden with a mix of lawn and patio, ideal for kids or pets. To the front there is off-street residents parking freely available and a neat stone-chipped garden adds kerb appeal. Early viewing is recommended to appreciate the standard of finish throughout.

Offers over £180,000

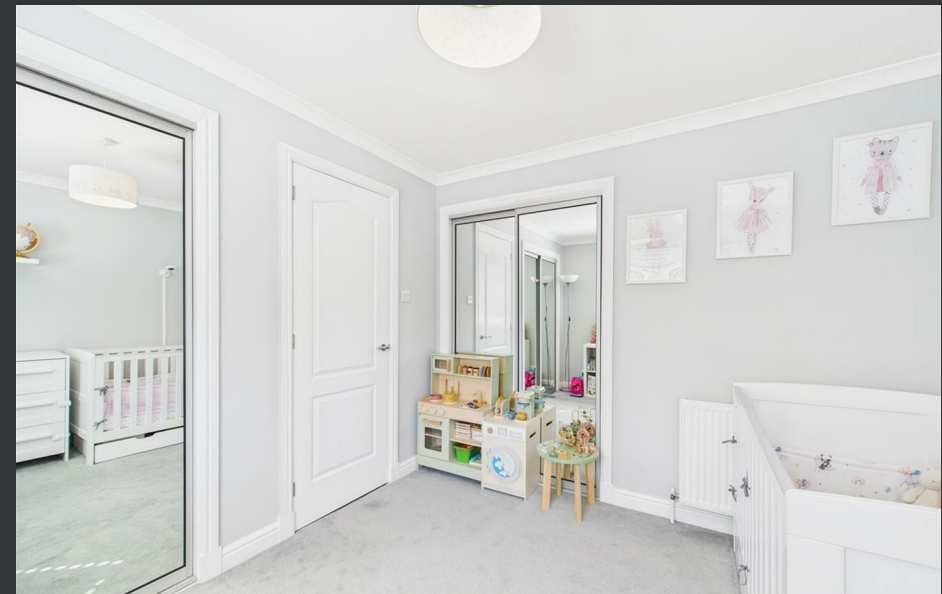






## Location

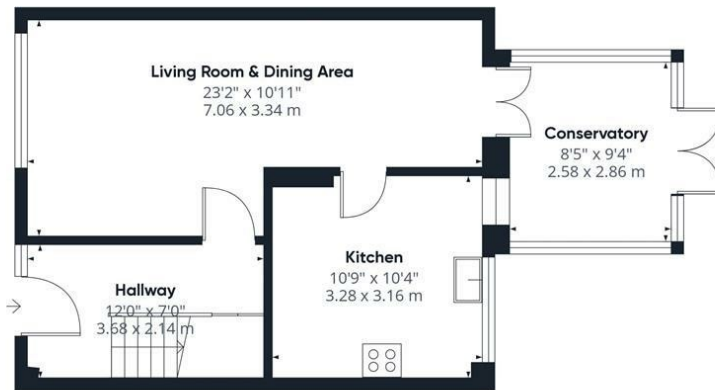
Situated in the thriving village of Auchterarder, 3 Castlebrae enjoys a fantastic location with excellent amenities just a short stroll away. The High Street offers a range of independent shops, cafes, and restaurants, while nearby parks and scenic countryside walks make it perfect for families and outdoor lovers alike. Auchterarder is also renowned for its proximity to the world-famous Gleneagles Hotel and golf resort, and benefits from excellent transport links via the A9, making Perth, Stirling and beyond easily accessible. With reputable schools and a strong community feel, this charming village continues to be a sought-after location for buyers of all ages.











Ground floor



Landing  
6'8" x 6'2"  
2.03 x 1.89 m

Floor 1



Approximate total area<sup>(1)</sup>

883.51 ft<sup>2</sup>  
82.08 m<sup>2</sup>

Reduced headroom

0.12 ft<sup>2</sup>  
0.01 m<sup>2</sup>

(1) Excluding balconies and terraces

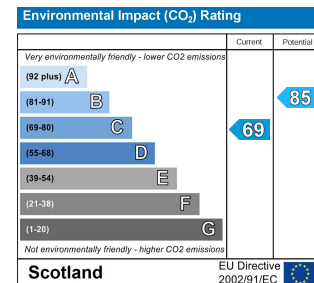
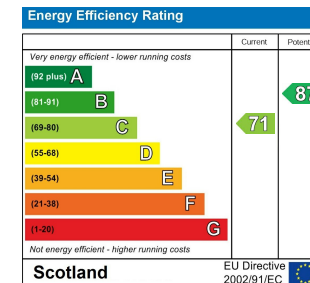
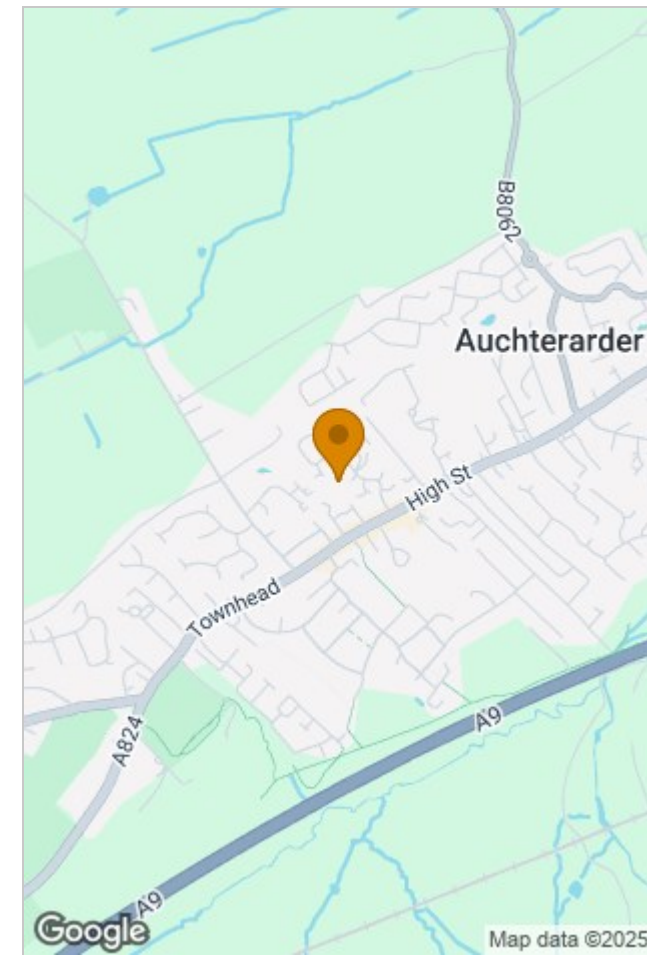
Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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.