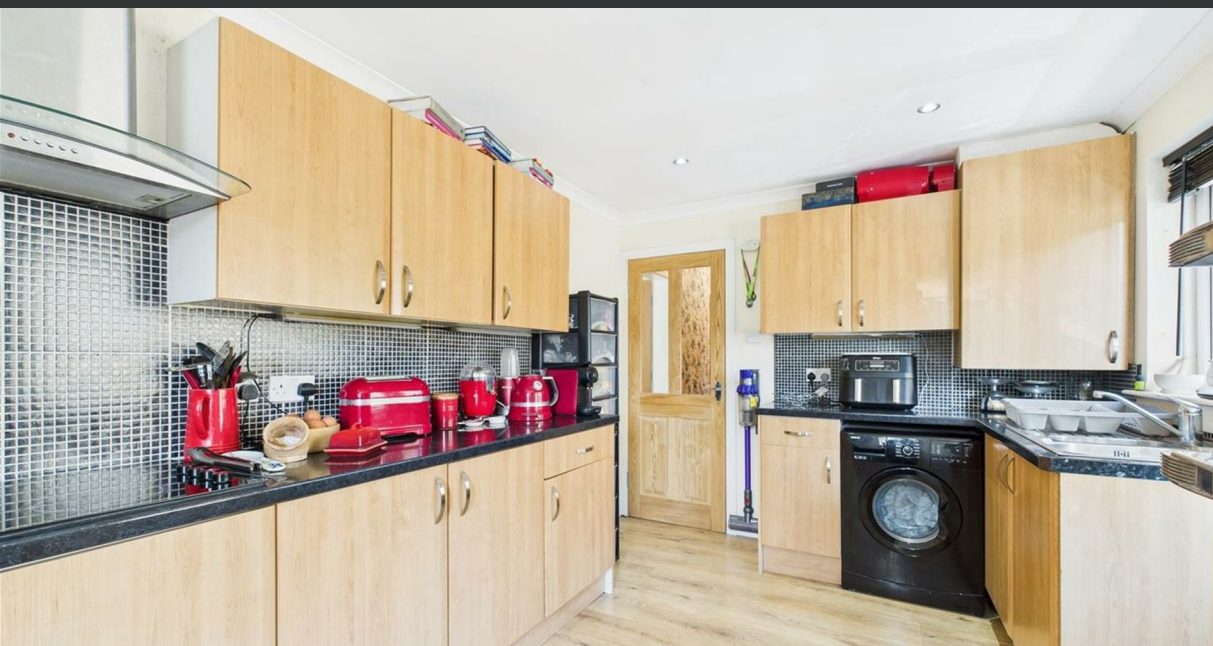




15 Glenorchil View, Auchterarder, PH3 1LU  
Offers over £245,000

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## 15 Glenorchil View Auchterarder, PH3 1LU

- Detached bungalow
- Light-filled living room
- Bathroom with corner bath and shower
- Gas central heating & double glazing
- EV charging point
- Two double bedrooms
- Modern kitchen with ample storage
- Beautiful rear garden with raised decking
- Driveway and detached garage
- Walkable to Auchterarder's town centre

Nestled in a peaceful cul-de-sac within the charming town of Auchterarder, 15 Glenorchil View is a delightful detached bungalow that beautifully blends comfort, space, and outdoor enjoyment. This two-bedroom home offers a bright and spacious layout, making it an ideal purchase for couples, downsizers, or small families alike.

The well-appointed kitchen boasts ample worktop space and contemporary styling, leading seamlessly through to the generously sized living room where a large picture window frames views of the front garden and fills the room with natural light. The principal bedroom is impressively spacious, while the second room is perfect as an office or guest bedroom. The modern bathroom features a corner bath with overhead shower, modern vanity, and fresh tiling.

What sets this home apart is its fantastic garden space. To the front, a lawn and well-stocked beds provide curb appeal, while the rear garden is a true oasis—boasting an elevated timber deck ideal for entertaining, vegetable plots, and mature trees plus some far-reaching views. A driveway offers ample parking alongside a detached garage and the bonus of an electric vehicle charging point. Ready to move into, yet with potential to personalise, this is a rare opportunity to secure a tranquil, well-connected home in a sought-after location.

Offers over £245,000







## Location

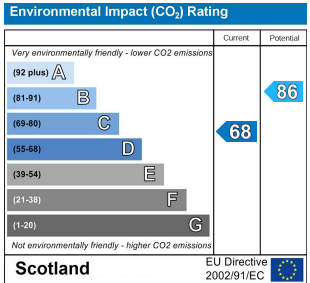
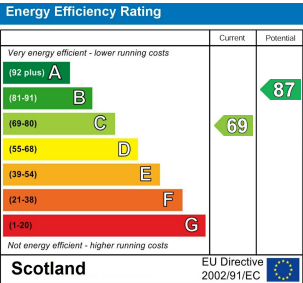
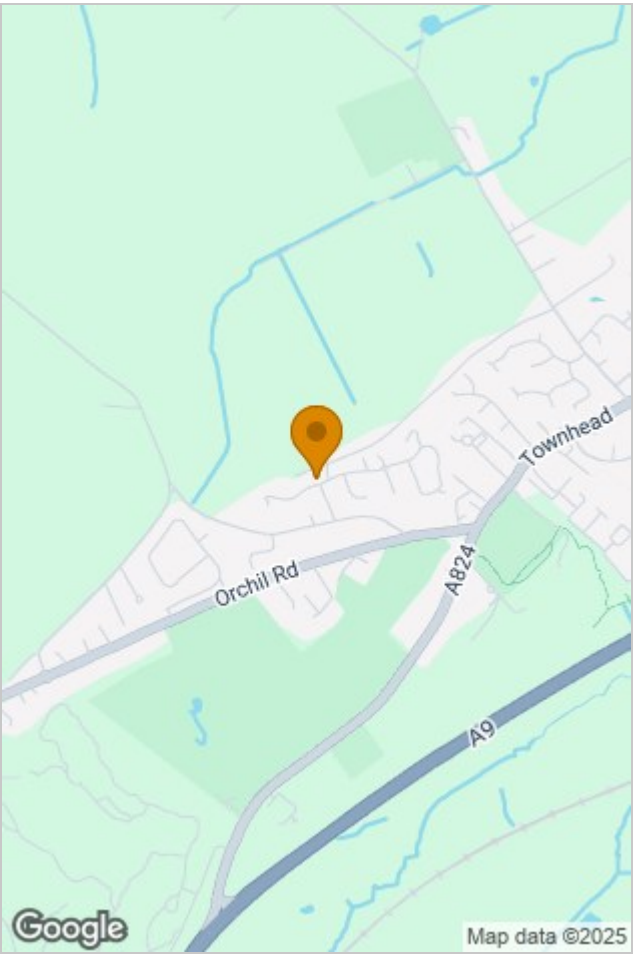
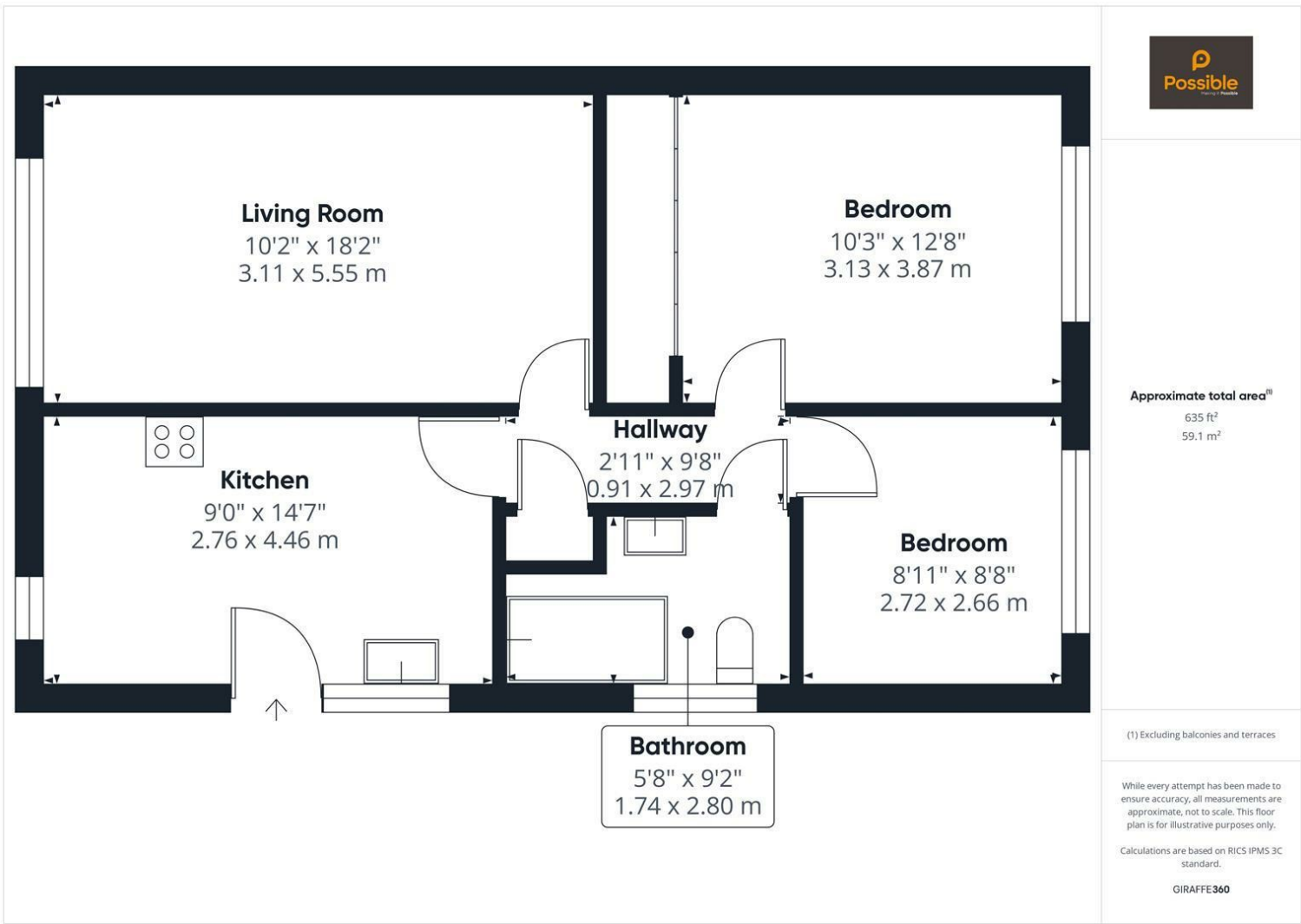
Set in the heart of scenic Perthshire, Auchterarder is a sought-after town known for its long high street, welcoming community, and proximity to Gleneagles Resort. The town offers a wide range of amenities including independent shops, cafés, restaurants, and schooling options. Excellent transport links via the nearby A9 connect Auchterarder to Perth, Stirling, and the Central Belt. Glenorchil View enjoys a tranquil setting on the edge of town, providing peaceful surroundings without compromising on convenience. Whether you're commuting, working from home, or simply enjoying rural life with town perks, this location truly offers the best of both worlds.











**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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