

# 36 Glenorchil Crescent, Auchterarder







*5 Bed | 3 Bath | 158m2*

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## 36 Glenorchil Crescent

*A superb 4/5 bedroom detached villa which has been thoughtfully extended and offers extremely versatile family living. Glenorchil Crescent is a highly desirable and rarely available residential area made up of varied property styles and is well placed for schools at all levels and also all local amenities.*

*The well-proportioned and flexible accommodation comprises of reception hall, w.c., large bay windowed lounge with doors leading through to the dining room, conservatory with access to the garden, open plan dining kitchen, utility with door to garage, upper landing, impressive principle bedroom with dressing area and en-suite bathroom, guest bedroom with en-suite, 2 further bedrooms, office/bedroom 5 and a family bathroom with separate walk-in shower. Specification is to a high standard with quality kitchen and bathroom/en-suite (all modernised) fittings, warmth is provided by a gas fired central heating system and double glazing is installed.*

*Surrounding the property are neat and well-kept garden grounds which enjoy a high degree of privacy and benefit from relative ease of maintenance. A monoblock driveway permits off street parking and in turn gives access to the integral garage which has power and light installed. There is also an electric vehicle charging point at the front of the gable end.*











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PROPERTY AND  
ESTATE AGENTS

## ALL ENQUIRIES

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