

# 20 Glenorchil Crescent, Auchterarder







*3 Beds | 2 Baths | 110m<sup>2</sup>*

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## 20 Glenorchil Crescent

*An outstanding, and rarely available 3 bedroom detached bungalow, enjoying a fine and enviable south facing plot position, within a highly desirable locale. Glenorchil Crescent is an extremely sought-after residential area made up of varied property styles and is conveniently placed for all local amenities.*

*Internally, the versatile and well-proportioned living accommodation has been modernised and upgraded by the current owners and comprises of reception hall with a handy storage cupboard off, a lovely bright lounge open plan to dining room, large sun room/conservatory which gives access to the rear garden, lovely bright fitted kitchen with integrated appliances, dual aspect principle bedroom with fully tiled en-suite shower room, 2 further bedrooms and family bathroom with free-standing roll top bath and separate walk-in shower. All rooms are beautifully presented with fresh tasteful décor, complimented by quality fitted floor coverings which are included in the sale. Specification is to an excellent standard and includes quality kitchen, bathroom and en-suite fittings, warmth is provided by a gas fired central heating system and double glazing is installed.*

*Surrounding the property are neat, mature and beautifully established garden grounds. The front garden is laid to lawn with peripheral borders and a monoblock driveway permits ample off-street parking. The sizable rear garden is south facing and enjoys a high degree of privacy being bounded by hedging and timber fencing. There is a lawned area and an impressive, slabbed patio which is an ideal place to sit and enjoy the sunshine.*











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PROPERTY AND  
ESTATE AGENTS

## ALL ENQUIRIES

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