

Simple Approach



Estate Agents



**94 Sydney Crescent, Auchterarder
PH3 1BB**

Offers over £119,950

Situated within a popular residential area of Auchterarder, this two-storey end-terraced house offers an exciting opportunity for buyers looking for a property with excellent potential. While the home would benefit from modernisation throughout, it provides a fantastic blank canvas for someone looking to create a home to their own taste and specification.

The property features a bright and welcoming lounge, providing a comfortable main living space with plenty of natural light. The good-sized kitchen offers ample room for a future modern kitchen installation, with plenty of scope to create a stylish and practical space. Upstairs, there are two well-proportioned bedrooms, along with a shower room. The accommodation offers plenty of flexibility and could be transformed into a lovely home with some updating and modernisation.

Externally, the property benefits from a private rear garden, offering a great outdoor space with plenty of potential for landscaping and entertaining. The location is another key feature, with Sydney Crescent situated within easy reach of Auchterarder town centre, local amenities, schools and transport links. The surrounding area is well regarded for its excellent range of facilities and convenient access to Perth, making this a desirable location for a range of buyers.

Overall, this is a fantastic renovation project with ample potential, offering the opportunity to create a wonderful two-bedroom home in a great Auchterarder location. Early viewing is highly recommended to appreciate the potential on offer.

Lounge

15'0" x 13'1" (4.58 x 3.99)

Kitchen

8'7" x 17'2" (2.64 x 5.25)

Bedroom One

14'0" x 8'7" (4.27 x 2.63)

Bedroom Two

16'11" x 9'8" (5.16 x 2.96)

Shower Room

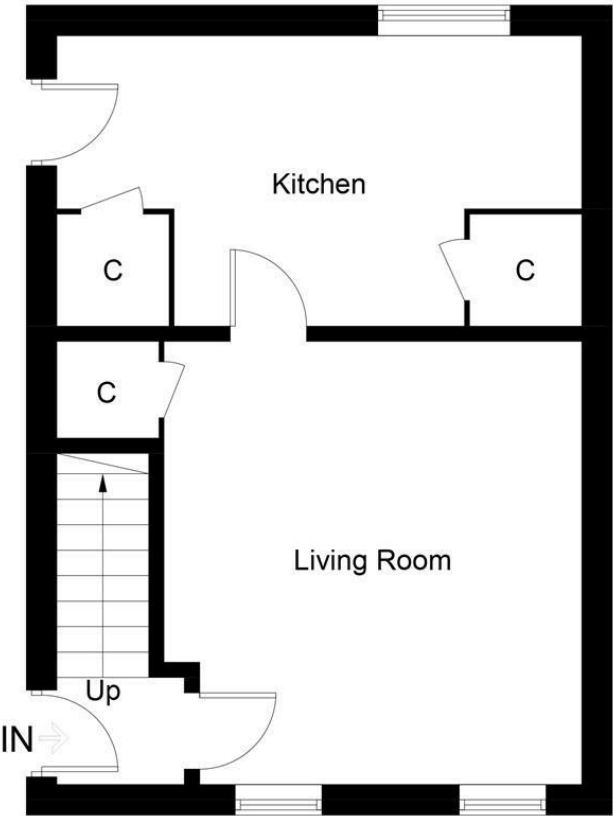
6'8" x 6'4" (2.04 x 1.94)



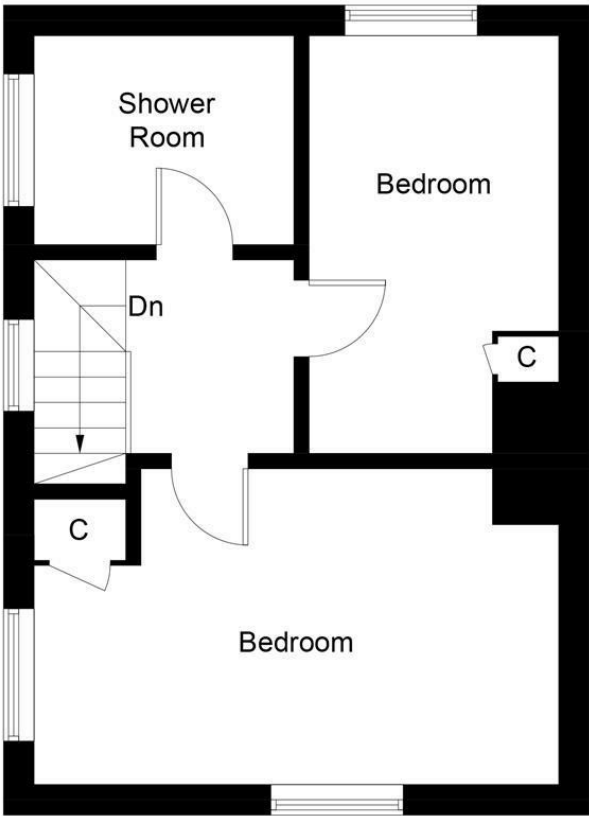


- Two Storey End Terraced House Full Renovation Needed
- Spacious Accommodation Throughout
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Two Generous Bedrooms
- Highly Sought After Location
- Excellent Renovation Opportunity
- Private Rear Garden





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		58
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		