

The Bothy, 19A Townhead, Auchterarder PH3 1AH

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Irving Geddes are delighted to offer for sale this spacious one bedroom converted stable with garden, enjoying a location close to the centre of the ever popular Perthshire town of Auchterarder. The property is very well presented and offered in true move-in condition.

Set over 2 floors, the layout comprises on the ground floor: fitted KITCHEN (gas hob, electric oven, dishwasher & fridge), LOUNGE/DINING area with pine flooring, under-stair storage, The upper floor comprises one DOUBLE BEDROOM (dual aspect velux windows) pine flooring and storage cupboards, a further storage area on the upper landing & a SHOWER ROOM. The Bothy is fully insulated & a new consumer unit has recently been fitted. Warmed by gas fired central heating and double glazed.

The fully enclosed garden is accessed via a gravel path leading from the front door. 23 Townhead have a right of access from their garden door over chipped path to 19A garden gate. A patio/seating area is located at the top with steps down to a large store, area of lawn with mature shrubbery and borders are formed by timber fencing and mature hedging. A notable feature is the useful garden store, offering a versatile space. A fantastic characterful home set in a prime location within one of Perthshire's most sought after towns. Likely to have broad appeal and early viewing is advised.

The property is located within ready walking distance of the centre, which provides an array of local amenities & leisure facilities, with independent shops, hairdressers, restaurants, health centre and golf courses. Primary and secondary schools are within the town and the nearby A9 allows for easy commuting to Perth, Stirling, Edinburgh & Glasgow. Gleneagles train station is a 5min drive as is the prestigious Gleneagles Golf Resort Hotel.

Energy Performance Rated D (62) Non-Domestic – Rateable value £2200 (Property ref: 805493)

3D Tour: **https://my.matterport.com/show/?m=EzYwR5ozd4Q**

Services; Mains water & electric, mains gas central heating. Double glazed.





IrvingGeddes
W.S. • Solicitors • Estate Agents









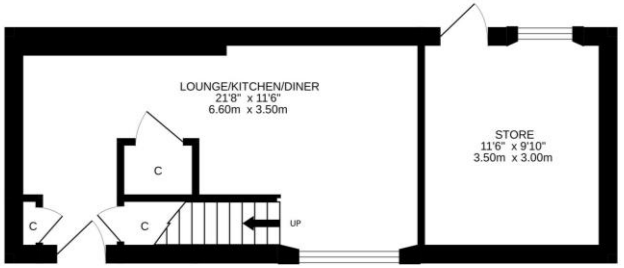











LOUNGE/KITCHEN/DINER
21'8" x 11'6"
6.60m x 3.50m
C
C
C
UP
STORE
11'6" x 9'10"
3.50m x 3.00m

1ST FLOOR


W
DOWN
SHOWER ROOM
11'6" x 4'11"
3.50m x 1.50m
BEDROOM
15'9" x 11'6"
4.80m x 3.50m



