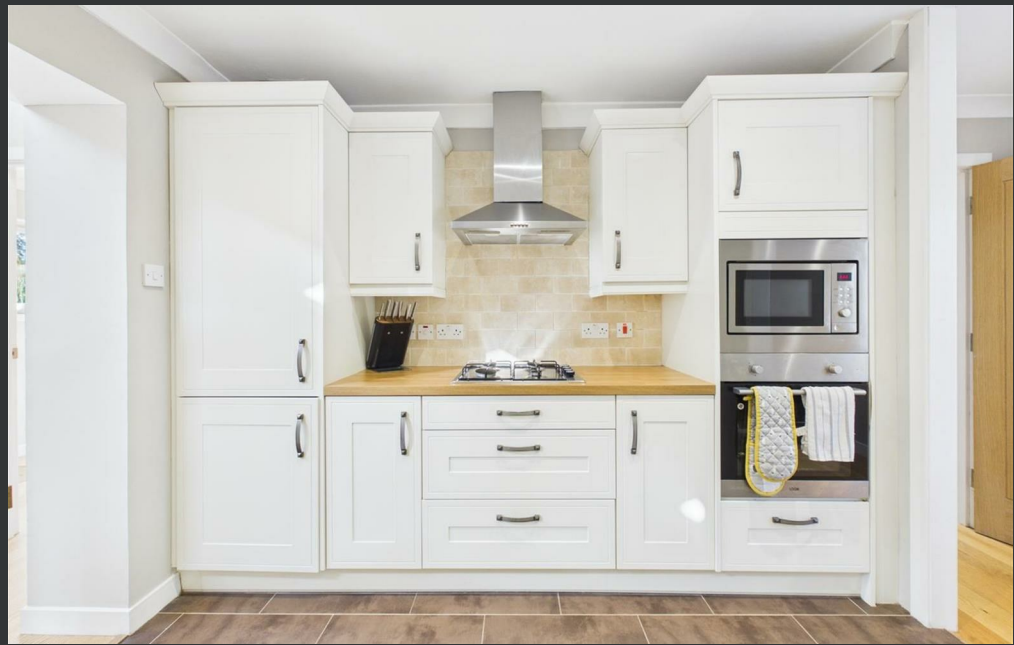




The Cottage The Roundel, Auchterarder, PH3 1PU
Offers over £340,000



The Cottage The Roundel Auchterarder, PH3 1PU

- Superb detached bungalow
- Bright rooflit extension
- Two modern shower rooms
- Gas central heating
- Fence-enclosed garden
- Two double bedrooms
- Immaculate condition
- Wood-burning stove
- Easy access to travel links
- Detached garage & driveway

The Cottage is a beautifully presented two-bedroom detached bungalow offering an appealing blend of generous living space, modern finishes and excellent outdoor areas, all within the popular town of Auchterarder.

A real strength of the home is its bright and sociable living arrangement. The stylish kitchen features a range of light-coloured units, timber-effect worktops and a breakfast bar, opening through to an impressive dining area flooded with natural light from multiple rooflights. French doors lead directly out to the garden, creating an easy connection between the indoor and outdoor spaces. The adjoining living room provides a comfortable separate area to relax, with a contemporary freestanding stove forming an attractive focal point. There are two well-proportioned bedrooms. One benefits from extensive mirrored wardrobes, while the second enjoys its own dressing area and en-suite facilities. A separate shower room serves the remainder of the accommodation, with a useful utility room adding further practicality. Outside, the property enjoys an attractive fence-enclosed garden with a generous lawn, planted borders and patio space. A detached garage provides valuable additional storage or parking potential, while the neat frontage adds further kerb appeal.

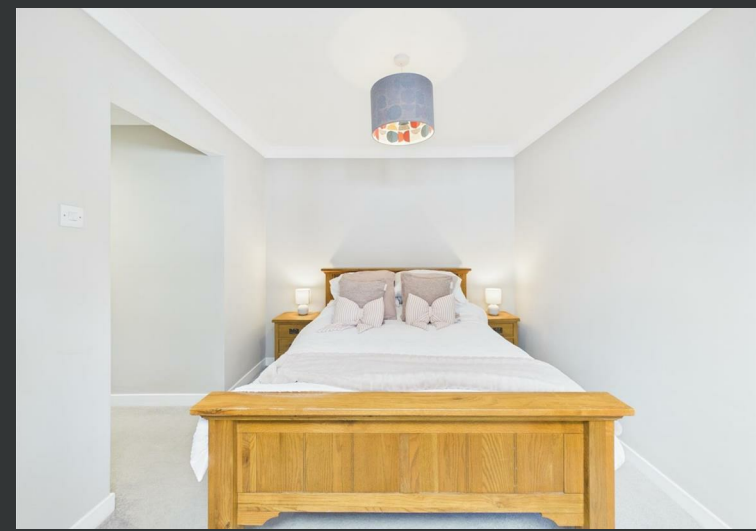
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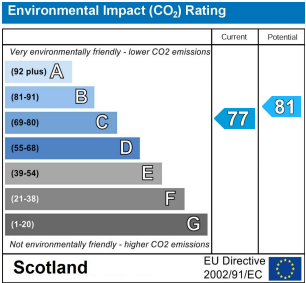
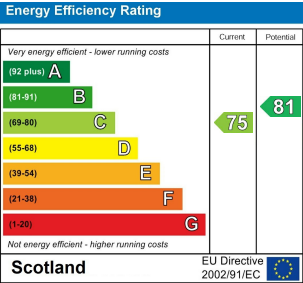
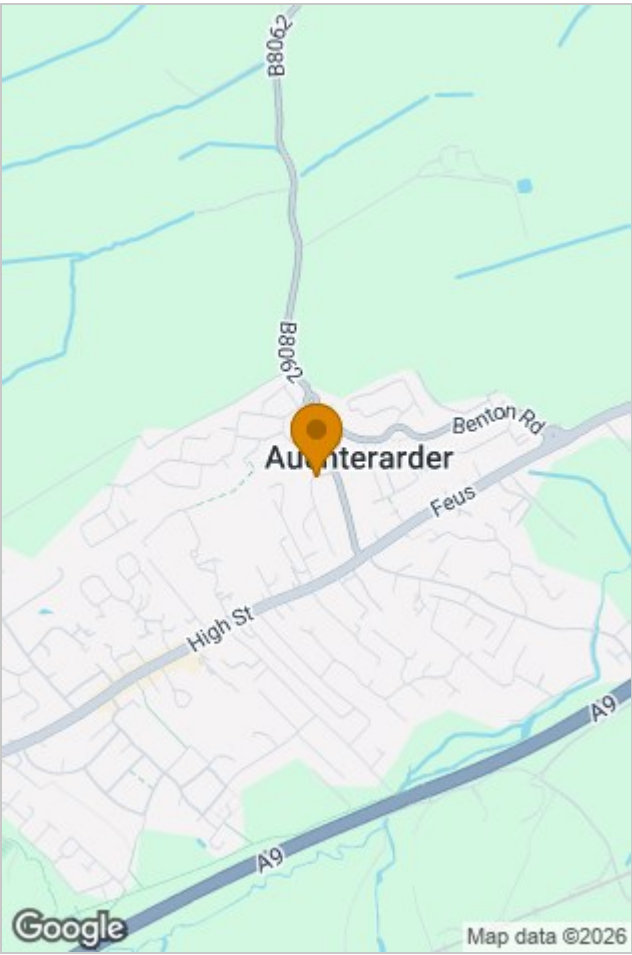
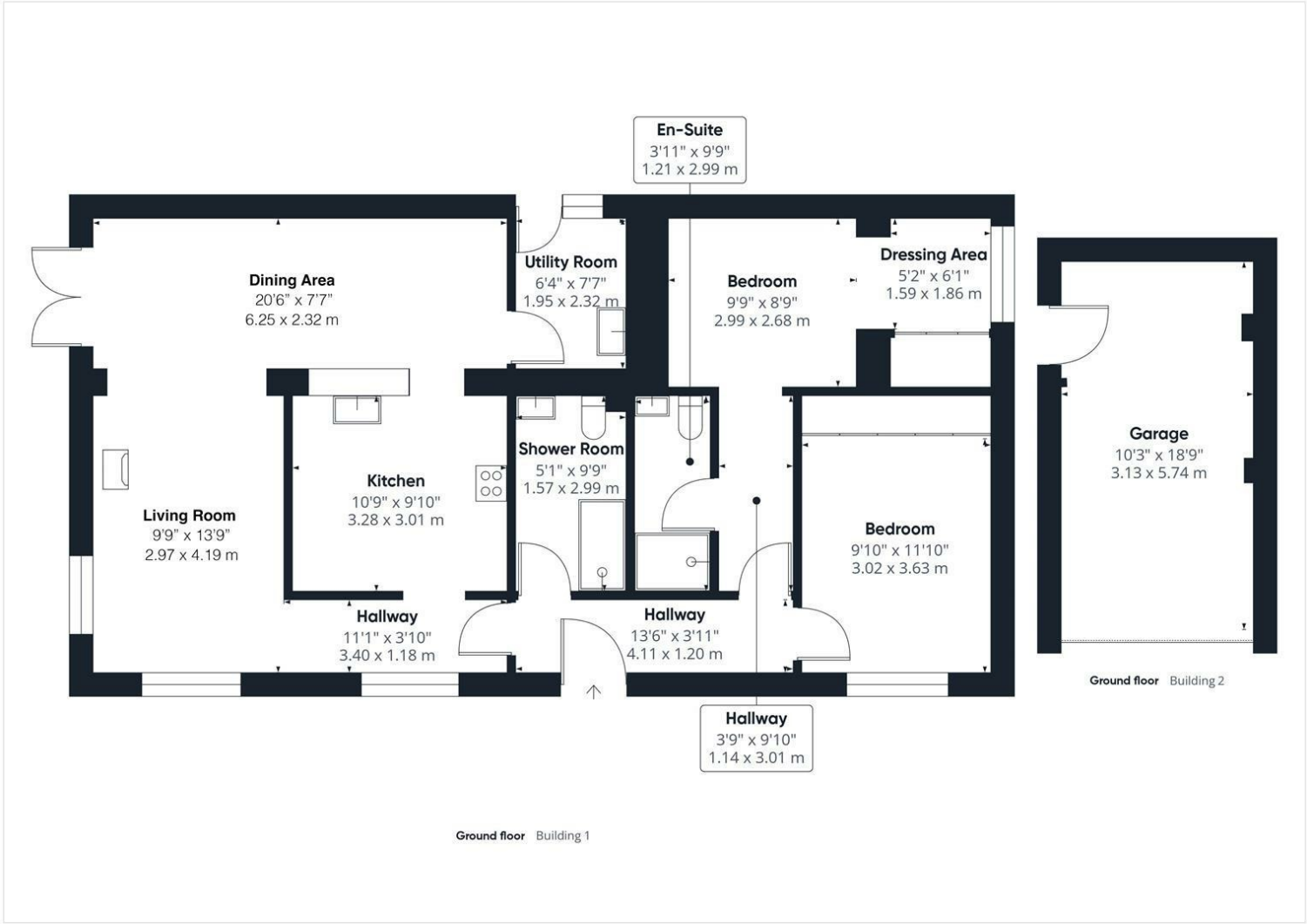


Location

Auchterarder is a well-established Perthshire town with a broad range of everyday amenities, independent shops, cafés and services centred around its long High Street. The town also offers community and leisure facilities, while the renowned Gleneagles Hotel and its golf courses are nearby. Good road links are provided via the A9, making Perth, Stirling and the wider central belt readily accessible. Gleneagles railway station also serves the area and provides further transport connections.







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.