

10B Townhead, Auchterarder, PH3 1AH

Offers over £155,000

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- Two spacious double bedrooms
- Fitted kitchen with ample storage
- Private entrance and stairway
- Modern electric heating
- Private rear garden with timber shed
- Bright and generous living room
- Modern family bathroom
- Excellent internal storage space
- Double glazing throughout
- Off-street parking for two vehicles

Situated in the heart of the popular Perthshire town of Auchterarder, 10B Townhead is a spacious and well-maintained two-bedroom upper apartment offering generous accommodation, private outdoor space, and excellent convenience for local amenities.

Accessed via its own private entrance, the property benefits from a welcoming landing with useful storage and a bright, airy layout throughout. The impressive living room provides an excellent space for relaxing and entertaining, enhanced by large windows that flood the room with natural light. The fitted kitchen offers ample worktop and cupboard space, making it ideal for everyday living. There are two well-proportioned double bedrooms, both offering comfortable accommodation with flexibility for guest, family, or home-working requirements. A sizeable bathroom completes the internal layout. Externally, the property enjoys a private rear garden featuring areas of lawn and gravel, together with a large timber shed providing excellent outdoor storage. The apartment further benefits from double glazing, modern electric heating, and off-street parking for two vehicles. Ideally suited to first-time buyers, downsizers, investors, or those seeking a lock-up-and-leave home, this attractive property combines generous internal proportions with private outdoor space and excellent access to local amenities, schooling, transport links, and the many attractions of the surrounding Perthshire countryside.













Location

Auchterarder is a highly desirable Perthshire town renowned for its welcoming community, excellent local amenities, and convenient transport connections. The town offers a variety of independent shops, cafés, restaurants, supermarkets, and leisure facilities, all within easy reach. Families are well served by local schooling, while commuters benefit from excellent access to Perth, Stirling, Glasgow, and Edinburgh via the nearby A9. Auchterarder is perhaps best known as the home of the world-famous Gleneagles Hotel, offering championship golf, dining, and leisure facilities. Surrounded by beautiful Perthshire countryside, the area provides outstanding opportunities for walking, cycling, and outdoor pursuits, making it an ideal location for both families and professionals.













Possible

Approximate total area(1)

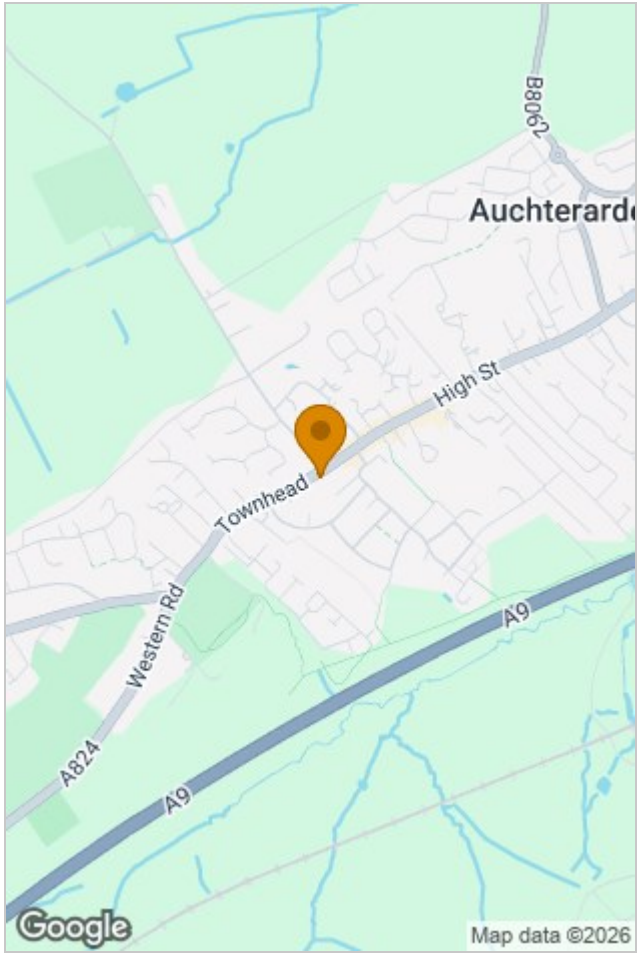
876 ft²

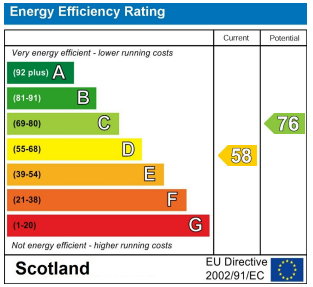
81.2 m²

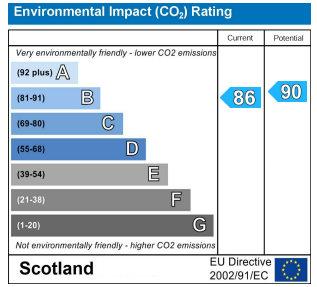
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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