



5 Glenorchil Crescent, Auchterarder, PH3 1PY  
Offers over £295,000

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## 5 Glenorchil Crescent Auchterarder, PH3 1PY

- Detached three-bedroom bungalow
- Modern fitted kitchen
- Sunroom overlooking the rear garden
- Two bathrooms including shower room
- Private driveway for off-street parking
- Bright and spacious living room
- Separate dining room
- Principal bedroom with mirrored wardrobes
- Well-maintained front and rear gardens
- Quiet residential location

Situated within a quiet and desirable residential area of Auchterarder, this well-presented three-bedroom detached bungalow offers spacious and flexible accommodation, ideal for a range of buyers including families, downsizers or those seeking single-level living.

The property opens into a welcoming hallway which provides access to all main rooms. A bright and generously proportioned living room sits to the front of the home, featuring a large window that fills the space with natural light. The modern fitted kitchen offers a good range of units and workspace and connects conveniently to the dining room, creating a comfortable space for everyday meals and entertaining. From the dining room, patio doors lead into a lovely sunroom which overlooks the rear garden, providing a relaxing additional living space. The home features three bedrooms, including a spacious principal bedroom with fitted mirrored wardrobes. Two bathrooms provide excellent convenience, including a family bathroom and an additional en-suite shower room. Externally, the property benefits from attractive gardens to the front and rear, offering a good degree of privacy along with space for outdoor seating and gardening. A driveway provides off-street parking. This attractive bungalow offers comfortable accommodation in a peaceful location close to local amenities.

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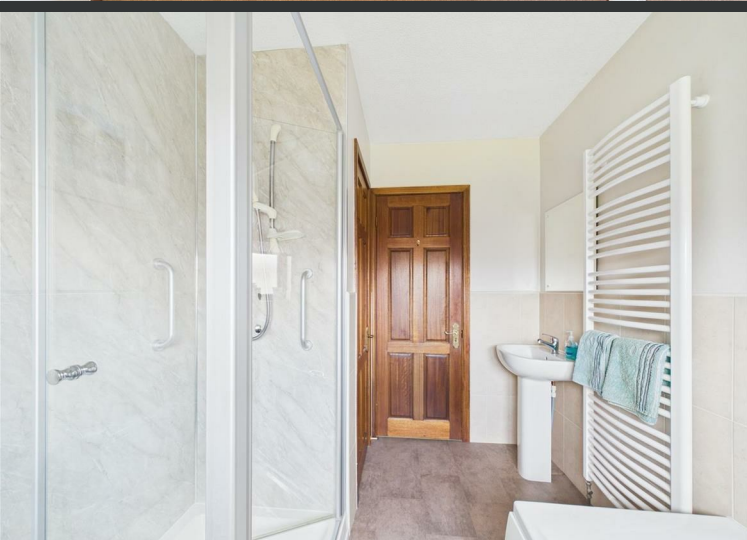


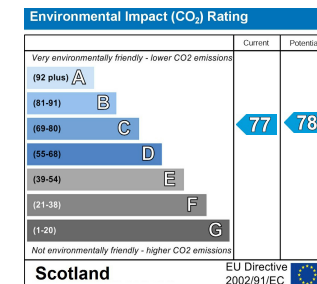
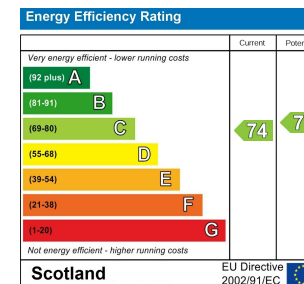
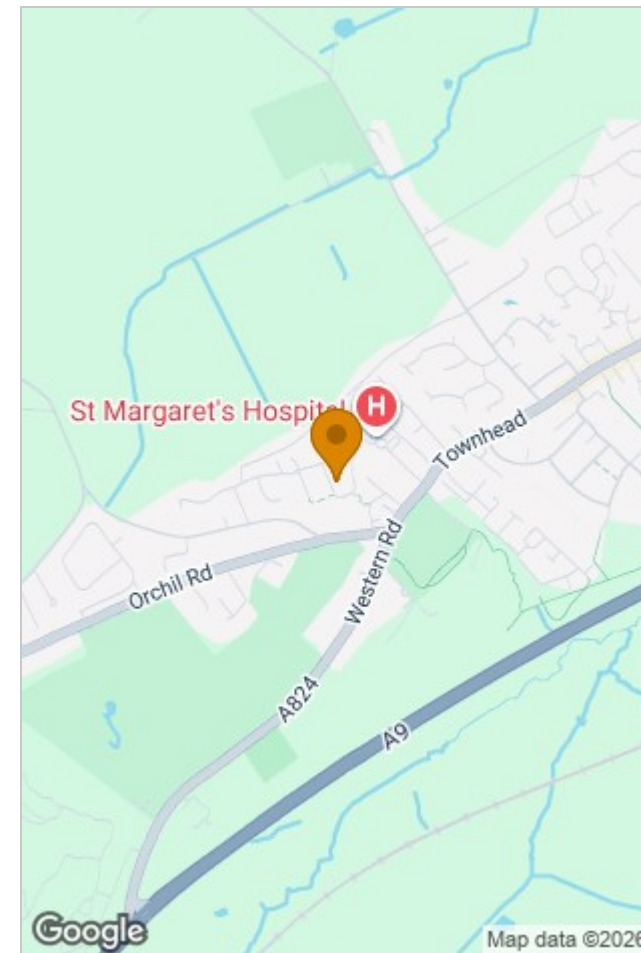
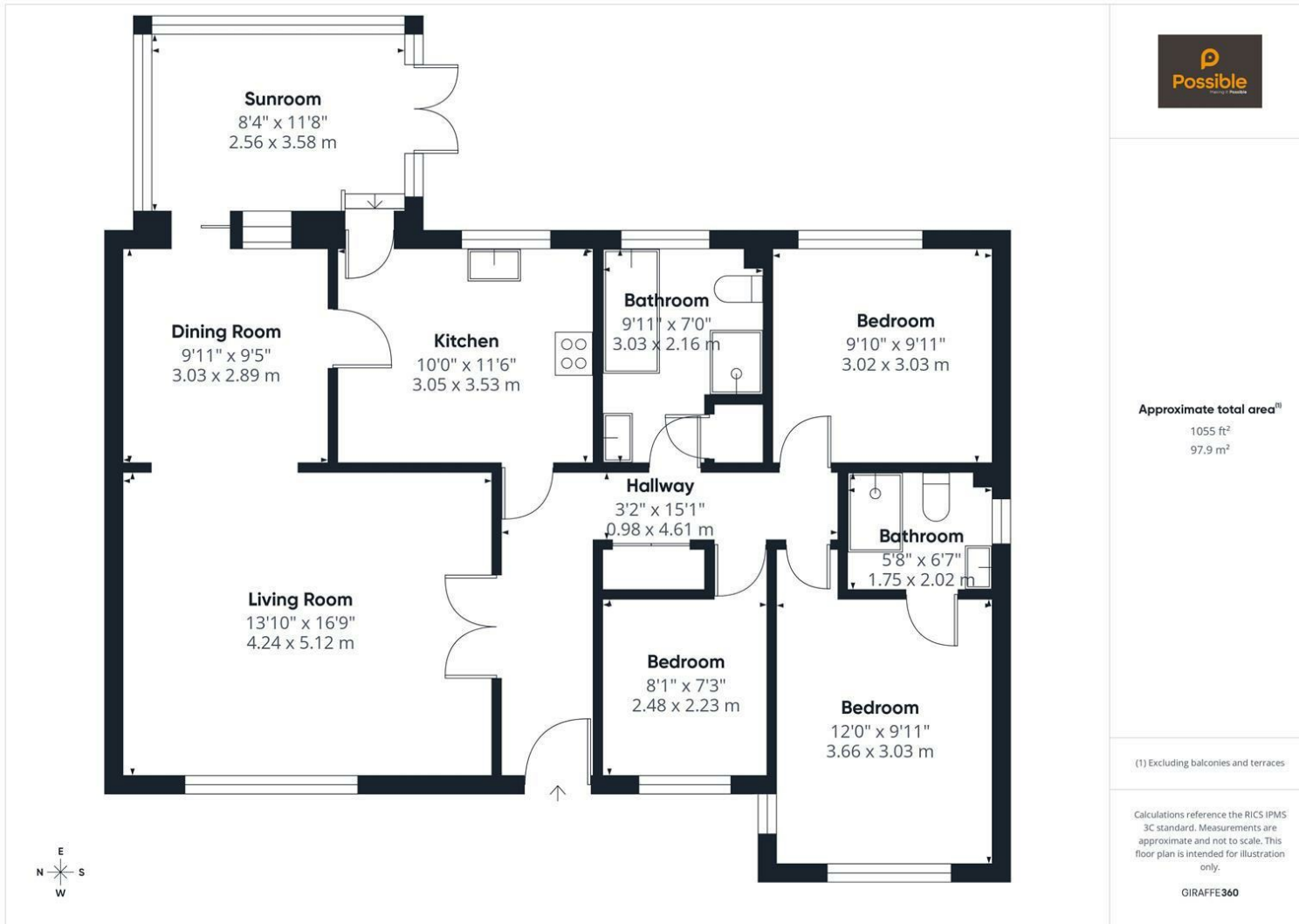


## Location

Glenorchil Crescent is situated within the popular town of Auchterarder, a charming Perthshire town known for its welcoming community and excellent amenities. The town offers a variety of local shops, cafés, restaurants and supermarkets, along with well-regarded schools and leisure facilities. Auchterarder is perhaps best known as the home of the world-famous Gleneagles Hotel and golf resort, offering world-class golf and dining. The location provides convenient access to the A9, making commuting to Perth, Stirling, Glasgow and Edinburgh straightforward. Surrounded by the scenic Perthshire countryside, the area offers excellent opportunities for walking, cycling and outdoor pursuits while maintaining easy access to nearby cities.







## 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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