



26 Kincardine Road, Auchterarder, PH3 1AU
Offers over £189,950

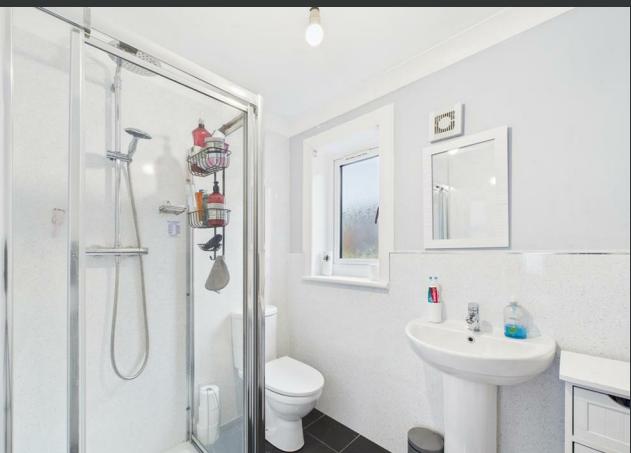
3 2 1 C



- Extended semi-detached home
- Bright, spacious living room
- Family bathrooms plus en suite
- Gas central heating
- Off-street parking
- Three double bedrooms
- Fitted kitchen with garden access
- Private, enclosed rear garden
- Double glazing throughout
- Popular residential location

This well-presented and generously proportioned family home is set within a popular residential area of Auchterarder and offers flexible accommodation across two levels, ideal for modern family living.

The ground floor features a bright and spacious living room with ample space for both relaxing and dining. The fitted kitchen offers a good range of base and wall units with practical worktop space. A particularly attractive feature is the ground-floor double bedroom, which benefits from its own en suite shower room, making it ideal for guests or those seeking accessible accommodation. On the upper level, there are two further well-proportioned double bedrooms, both offering excellent natural light and flexibility for family use or home working. A modern family bathroom completes the first-floor accommodation. Externally, the property enjoys private garden grounds to the rear, designed for ease of maintenance and providing a safe, enclosed space suitable for children, pets, or outdoor entertaining. The front of the property is neatly set back from the road, contributing to the home's attractive street presence. The property is presented in move-in condition throughout, with neutral décor allowing purchasers to personalise to their own taste. Additional benefits include gas central heating and double glazing, ensuring comfort and efficiency year-round. This is an excellent opportunity to acquire a versatile and well-located home within a sought-after Perthshire town.





Location

Auchterarder is a highly desirable Perthshire town known for its excellent amenities, strong community atmosphere, and scenic surroundings. The town offers a variety of local shops, cafés, restaurants, and well-regarded schooling. It is also home to the world-famous Gleneagles Hotel and golf courses. Excellent transport links via the A9 allow easy access to Perth, Stirling, and the central belt, while nearby rail connections further enhance connectivity. Auchterarder combines small-town charm with outstanding accessibility and outdoor leisure opportunities.







Approximate total area⁽¹⁾

922 ft²
85.5 m²

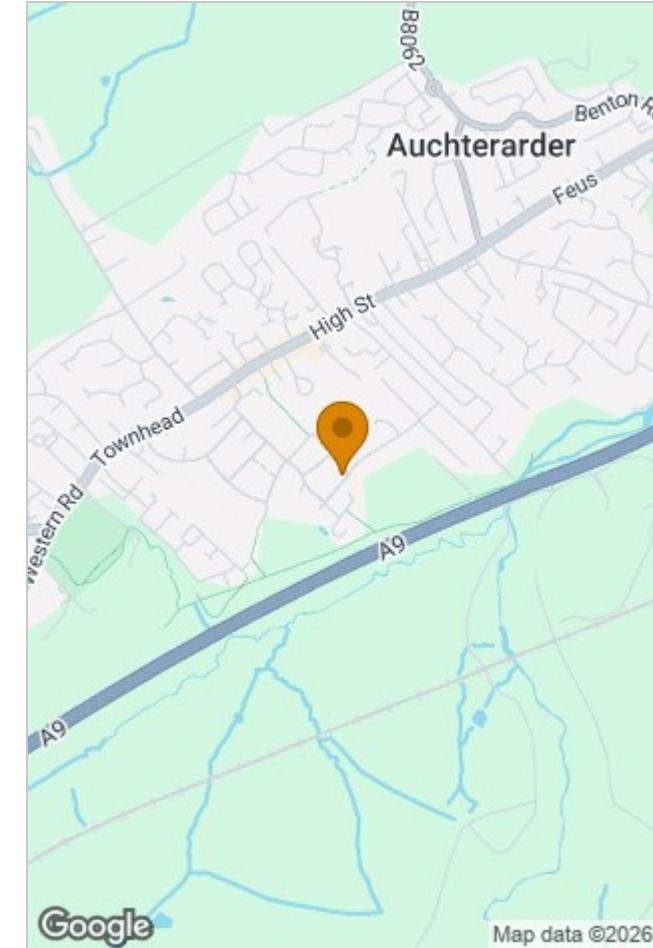
Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

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		
Scotland EU Directive 2002/91/EC		

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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