Premier Properties
Perth



12 St. Margarets Crescent, Auchterarder, PH3 1LT

Offers Over £285,000

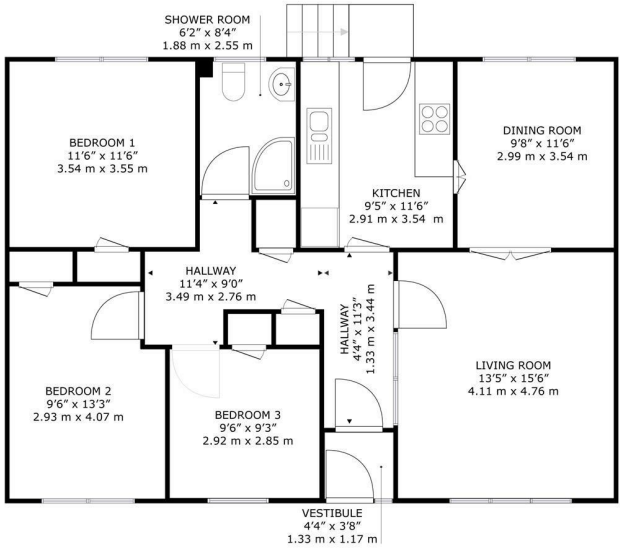
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Upon entering, a vestibule opens into a welcoming and light-filled hallway, a bright and spacious lounge and adjoining dining room, and a good-sized functional kitchen leading to the back garden. Along the hallway there are 3 well-proportioned bedrooms, and a recently upgraded shower room. There is also a spacious loft accessible by loft ladder from the hallway offering excellent additional storage space. Gas central heating throughout the property ensures a warm and inviting atmosphere at any time of year. The property is complemented by well-established, low maintenance gardens front and back, with established flower beds, patio areas, and decorative stone chips. A private gate at the bottom of the garden leads directly on to a small, well-maintained, and quiet park. The driveway offers parking for up to 3 vehicles as well as a semi-detached single car garage.

The location is key for this property. St Margaret's Crescent offers direct access to green space and is within easy walking distance of Auchterarder's excellent local amenities, including independent cafés, restaurants, boutiques, schools, and supermarkets. The nearby world-renowned Gleneagles Hotel offers a wide variety of sport and leisure activities and is home to three of the top golf courses in Scotland. The 18-hole Auchterarder Golf Club course is less than a 5-minute walk from the property.

This is a rare and excellent opportunity to acquire a well-cared-for, single-level home with excellent future development potential in a quiet and very desirable location. Early viewing is highly recommended.

- 3 bedrooms
- Quiet residential area
- Detached bungalow
- Lovely garden front and rear
- Dining room
- Gas central heating
- Garage
- Close to local amenities
- Excellent transport links
- Viewing recommended

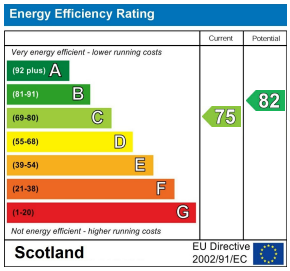


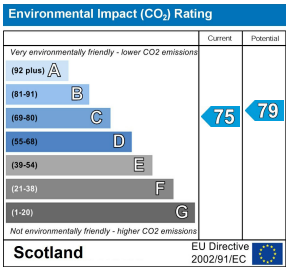
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GROSS INTERNAL AREA
TOTAL: 1072 sq.ft, 99.6 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.















These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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