



**Premier
Properties**
Perth



44 Sydney Crescent, Auchterarder, PH3 1BB

Offers Over £165,000

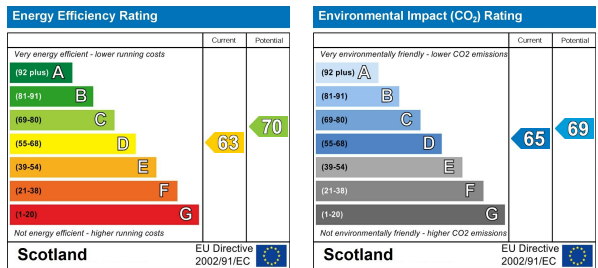
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On the first floor, you will find two generously sized bedrooms, providing ample space for rest and personalisation. The bathroom is equipped with a shower over the bath, ensuring convenience for daily routines. Additionally, the loft space has been thoughtfully converted into a multi-functional recreational room, offering endless possibilities for use as a home office, playroom, or additional living area.

The property is tastefully decorated creating a bright and airy atmosphere throughout. It is equipped with gas central heating and double glazing, ensuring warmth and comfort all year round. Externally there is a private driveway, while the generous garden grounds to the rear provide a lovely outdoor space for relaxation or entertaining.

Ideally situated within walking distance to all local amenities in Auchterarder, this home offers both tranquillity and accessibility. Whether you are a first-time buyer, a small family, or looking to downsize, this property is sure to meet your needs and exceed your expectations. Viewings are highly recommended.

- Modern Kitchen
- Two spacious bedrooms.
- Converted loft for extra space.
- Gas central heating.
- Private driveway.
- Generous garden at the rear.
- Walking distance to amenities.
- Tastefully decorated.
- Viewing highly recommended.



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