



DUNDERAVE, TULLIBARDINE CRESCENT,
AUCHTERARDER, PH3 1LY

IrvingGeddes
W.S. • Solicitors • Estate Agents

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Irving Geddes are delighted to offer this spacious & flexible five bedroom detached two storey property set within a highly sought-after residential area of Auchterarder, within walking distance to the High Street. Presented in true move-in condition, Dunderave sits in a large plot at the beginning of a quiet cul-de-sac.

The accommodation comprises: entrance HALLWAY, spacious LOUNGE with wood burning stove, Breakfasting KITCHEN, range cooker, fridge freezer & washing machine, UTILITY ROOM with door to garden, STUDY/FAMILY ROOM, MASTER BEDROOM (en-suite bathroom), Guest BEDROOM (en-suite shower). The first floor comprises; LANDING with Storage, Three Double BEDROOMS & SHOWER ROOM with WC. The property is warmed by gas central heating and is double glazed throughout.

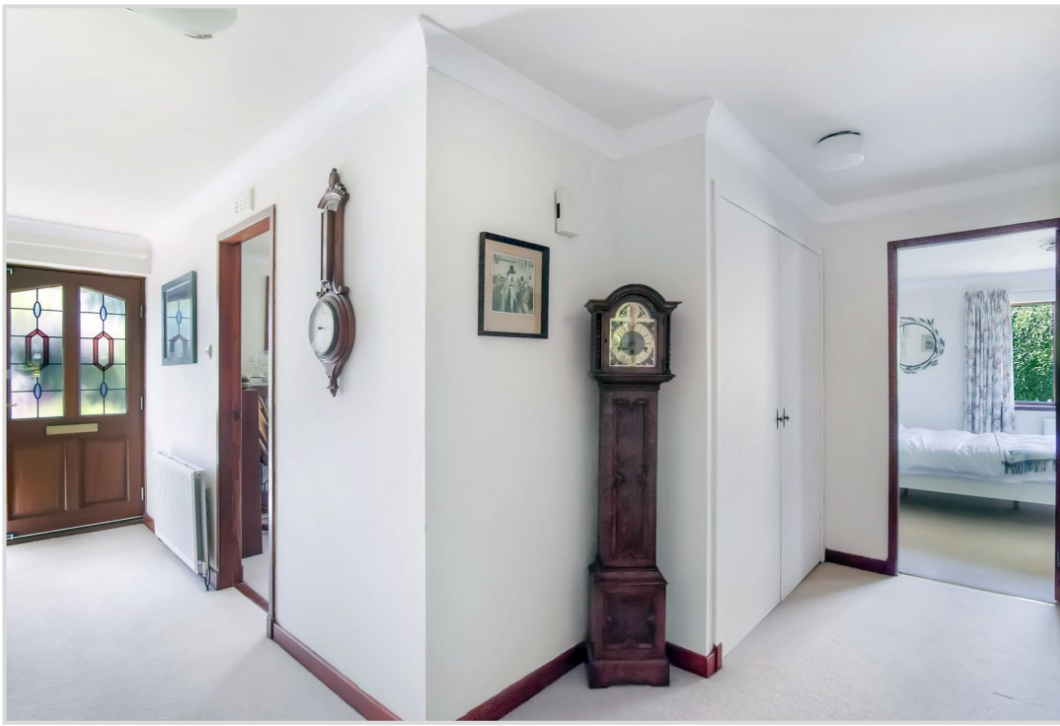
A notable feature of the property are the well proportioned and maintained garden grounds. The property has a tarmac driveway offering ample private parking, leading to a sizeable double garage with power & lighting. The front garden is laid to lawn, with paved & chipped paths, mature planted borders and garden ponds. The enclosed rear garden is accessed from either side of the property or internally through the utility room. Bordered by brick walling, timber fencing & mature hedging, the rear has a sheltered patio & decked area, a section of lawn, further mature planting, summer house (sitooterie), timber shed and greenhouse.

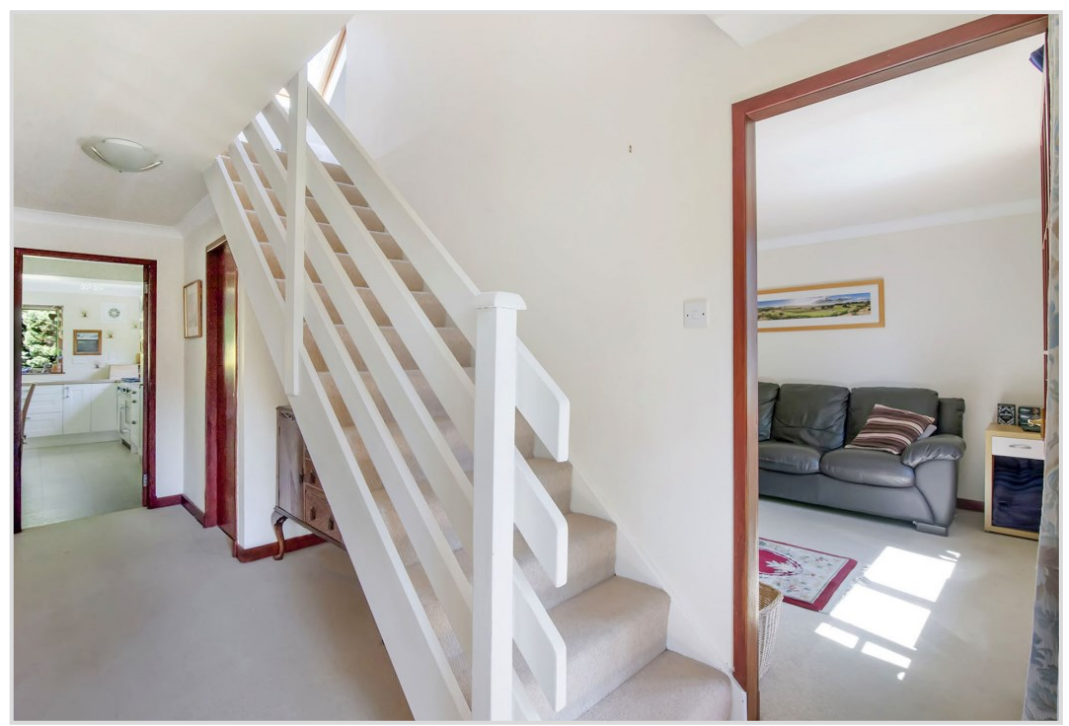
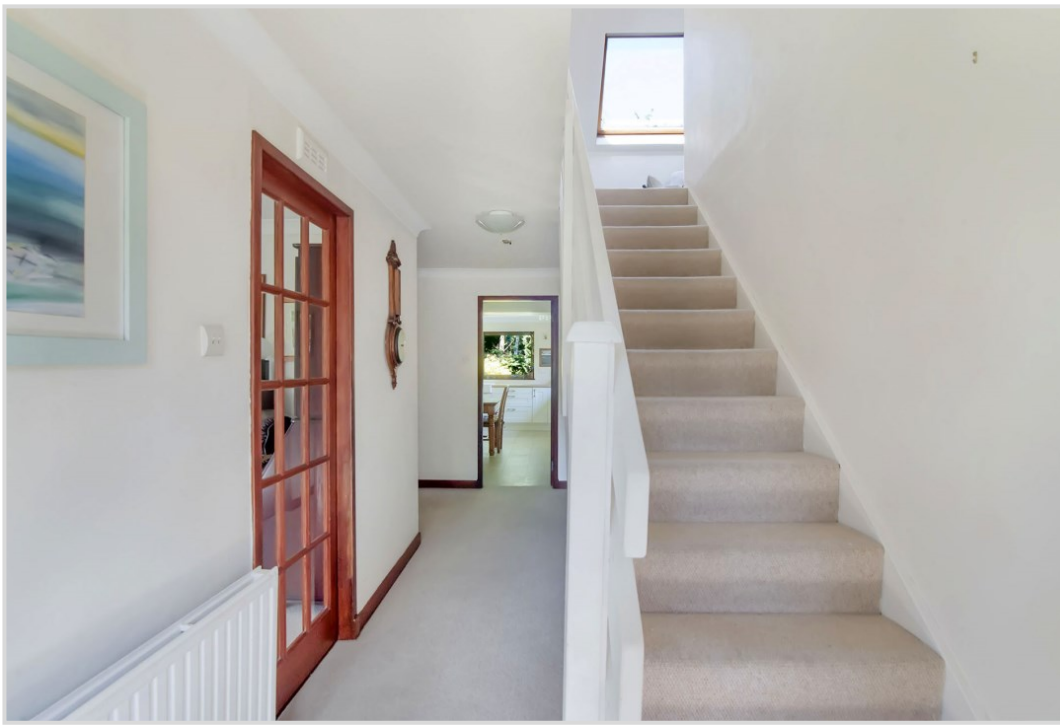
Location Situated close to the Auchterarder Golf club and only a mile from the world famous Gleneagles Hotel Resort. Auchterarder itself lies in the Strathearn valley, adjacent to the main motorway network giving good access to Glasgow, Stirling & throughout the central belt. There is access to the rail network at Gleneagles Station. The town is thriving with a wealth of individual shops, businesses, cottage hospital, primary and secondary schooling with private schooling catered for within a few miles .

Dunderave is a lovely property and will be a very welcome addition to the local market. Early viewing is strongly recommended.

Video Walkthrough <https://my.matterport.com/show/?m=EkD8GpnSkMW/>



















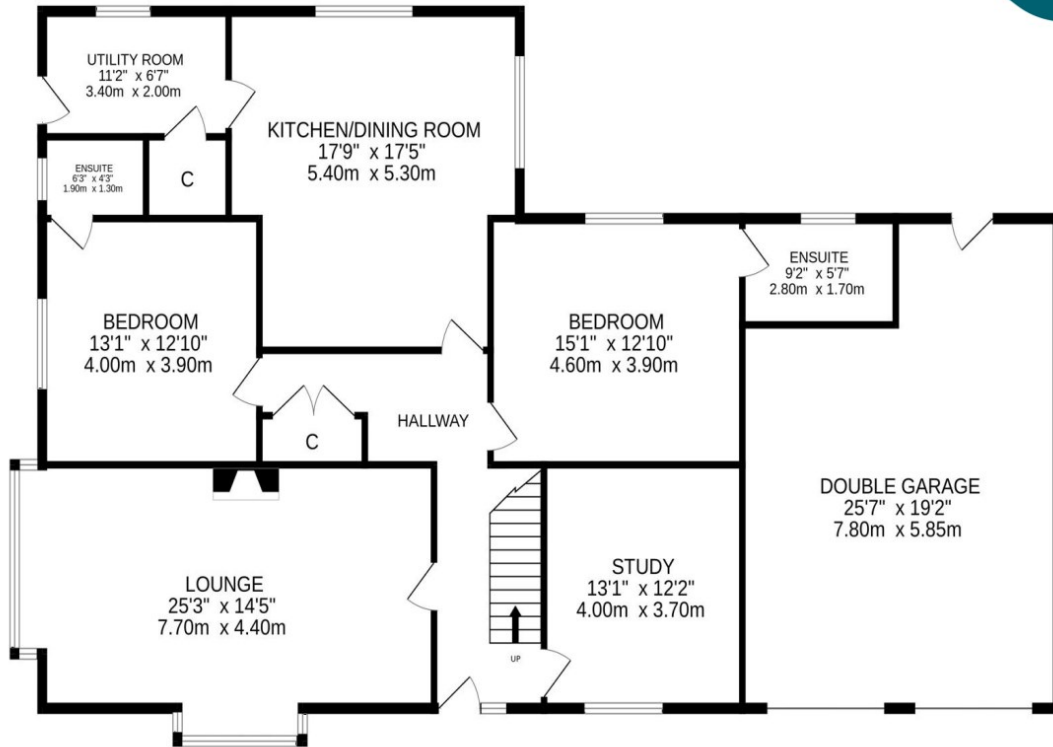
These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.



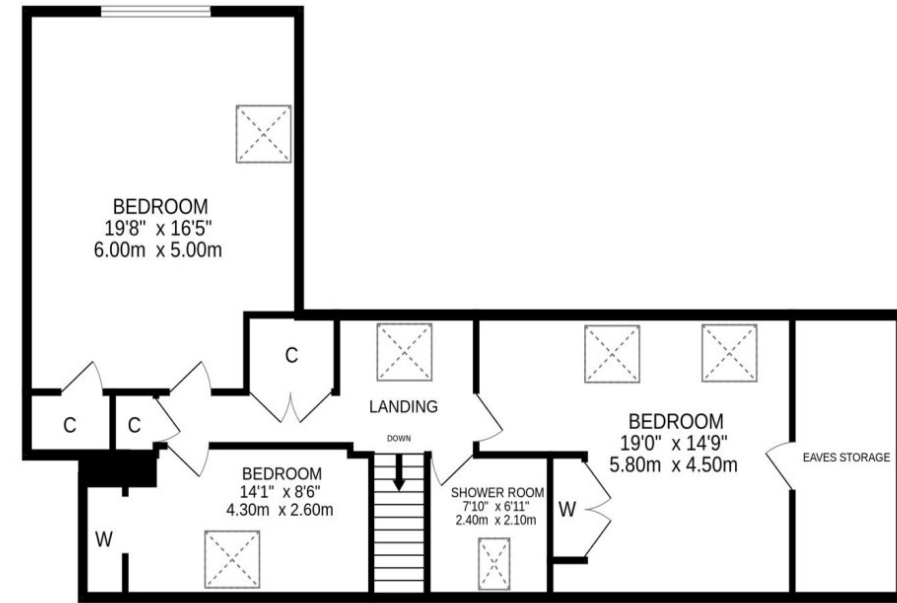
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GROUND FLOOR



1ST FLOOR



Energy Performance Rated 'D' Council Tax Band 'G'

Viewing Strictly by appointment through Irving Geddes - 01764 653771.



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