



72 SYDNEY CRESCENT
AUCHTERARDER, PERTHSHIRE, PH3 1BB

Irving **Geddes**
W.S. • Solicitors • Estate Agents

Irving Geddes are delighted to offer for sale this large two bedroom end-terrace villa with private off-street parking, in a quiet cul-de-sac setting, centrally located in the ever popular Perthshire town of Auchterarder. The property requires modernisation & offers much potential to create a fine family home. The spacious layout is set over 2 floors & comprises on the ground floor; ENTRANCE HALL, large LOUNGE with bay window, recessed storage and under-stair cupboard, and good sized KITCHEN with external door. Stairs from the hall, with feature circular window, lead to the upper landing & onto TWO DOUBLE BEDROOMS and SHOWER ROOM. The front bedroom has built-in wardrobes and an attractive open outlook. The attic is accessed from the landing and is partially floored.

The property has manageable fully enclosed private gardens, that now require redevelopment. The front with off-street parking and an area of gravel and mature planting. Steps lead to the side, an area previously used for productive growing, & to the rear there is a triangular shaped section of paved slabs and a raised gravel area with timber shed.

A great opportunity for first time buyers, growing families or investors to stamp their own design ideas upon a well-proportioned home in a prime location within one of Perthshire's most sought after towns.

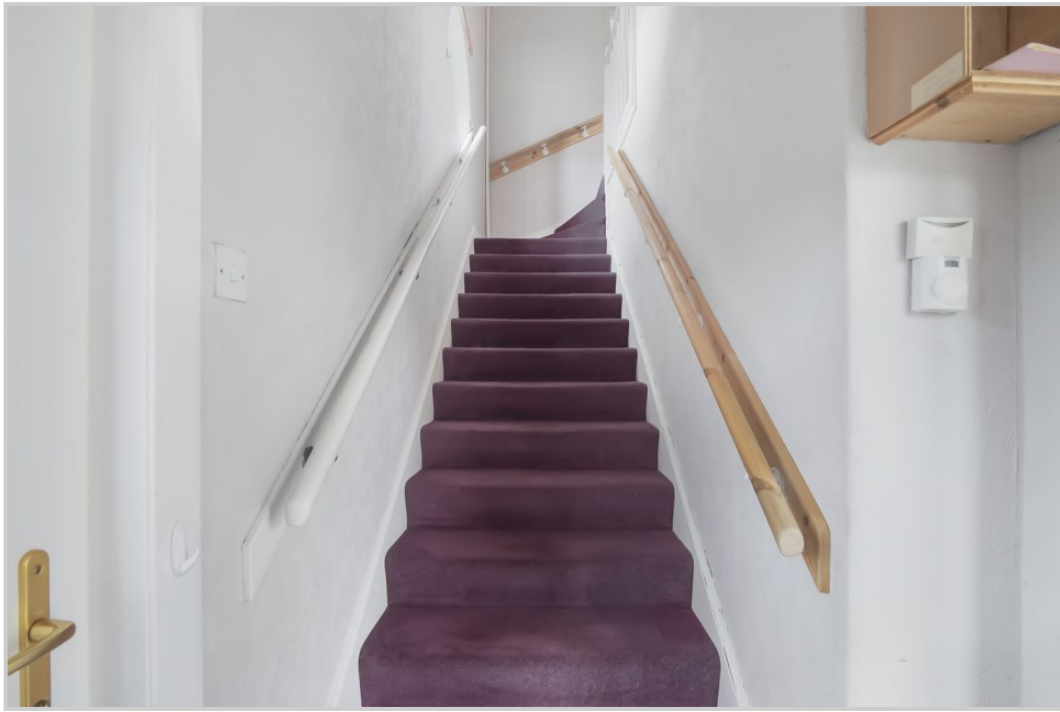
The property is located within ready walking distance of the centre, which provides an array of local amenities & leisure facilities, with independent shops, hairdressers, restaurants, health centre and golf course. Primary and secondary schools are within the town and the nearby A9 allows for easy commuting to Perth, Stirling, Edinburgh & Glasgow. Gleneagles train station is a 5min drive as is the prestigious Gleneagles Golf Resort Hotel.

Energy Performance Rated 'D' **Council Tax** Band 'B'

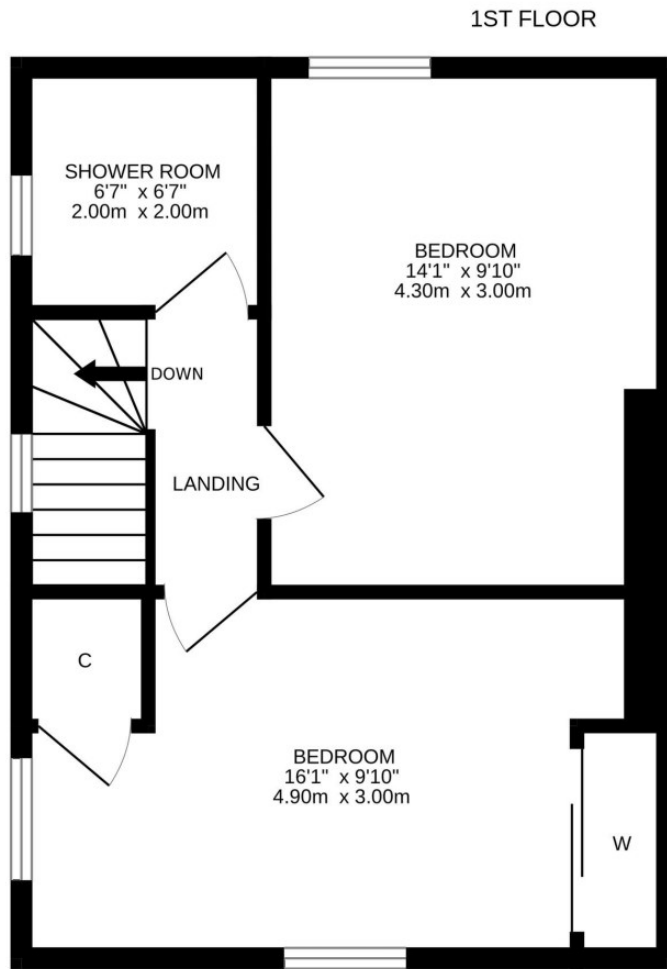
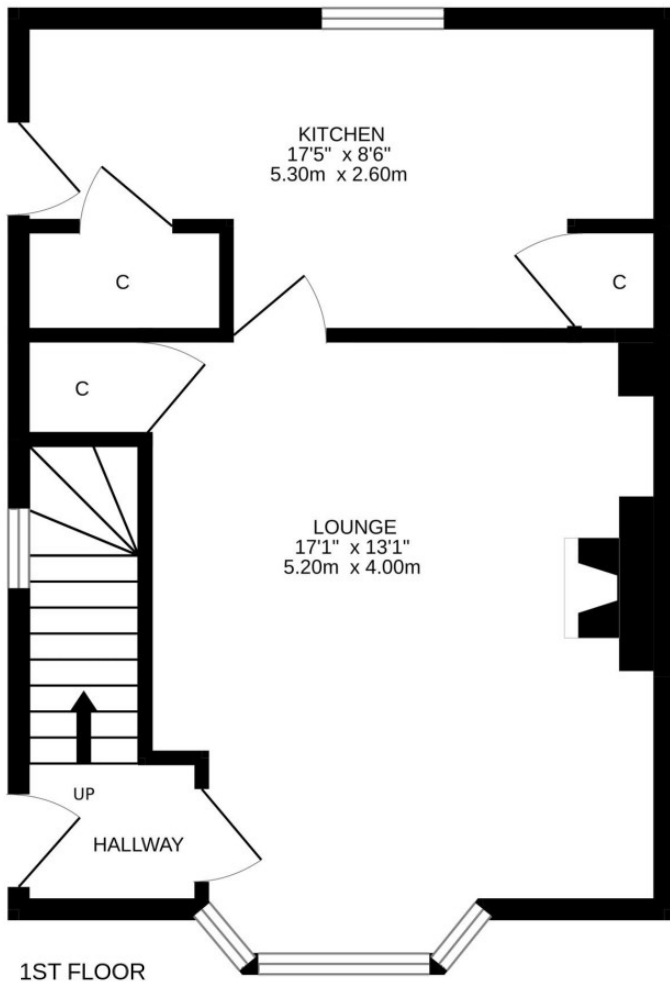
Video Tour <https://my.matterport.com/show/?m=CCGbg3zr2H5>











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



Crieff

25 West High Street, PH7 4AU
Tel: 01764 653771

Comrie

1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy

6 The Square, PH15 2DD
Tel: 01887 822722