

5 CROFT ROAD, AUCHTERARDER PH3 1EW

£1,950 PER MONTH



IrvingGeddes
W.S. • Solicitors • Estate Agents

A spacious, flexible modern five bedroom detached family villa set in a sought after residential area of Auchterarder. The property is offered in true move-in condition and is likely to have broad appeal. Located within easy reach of the many local amenities on offer in this popular Perthshire town, with shops, library, schooling, restaurants etc, all within a short walk. Local bus routes are nearby, with easy access to the A9 motorway and Gleneagles train station. The versatile accommodation has undergone a programme of modernisation with contemporary bathrooms, flooring, internal doors and full decoration throughout. Set over two floors, the ground floor comprises: **VESTIBULE, HALL** with large storage cupboard, **LOUNGE** with double doors to **DINING ROOM** with sliding patio doors, **BREAKFASTING KITCHEN**, large **UTILITY ROOM, SHOWER ROOM** and **STUDY/BEDROOM FIVE**. There are **FOUR** further **DOUBLE BEDROOMS** (Master with EN-SUITE SHOWER ROOM) and **FAMILY BATHROOM** on the upper floor. A spacious **LANDING** provides access to upper accommodation and has a hatch with ladder to the partially floored attic. The property is warmed by gas central heating & is double glazed throughout. Externally the property benefits from a large wrap-around garden with ample private parking and attached double garage with electric door. The gardens are laid mainly to lawn with mature planted beds and bordered by fencing and attractive dry-stone walling to the rear. There is a raised patio adjacent to the dining room and a further spacious patio area to the rear.

The property is to be let on a **Private Residential Tenancy** at a rental of **£1,950 per month plus the usual expenses & Council Tax**. A month's deposit will be required as will suitable references prior to the lease commencing. Available from **01st May 2024**.

Energy Rating: 'C' Landlord Registration: 341309/340/24131

Viewing Strictly by appointment only through Irving Geddes on 01764 653771.













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.

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