



**Premier
Properties**
Perth



44 Sydney Crescent, Auchterarder, PH3 1BB

Offers Over £165,000

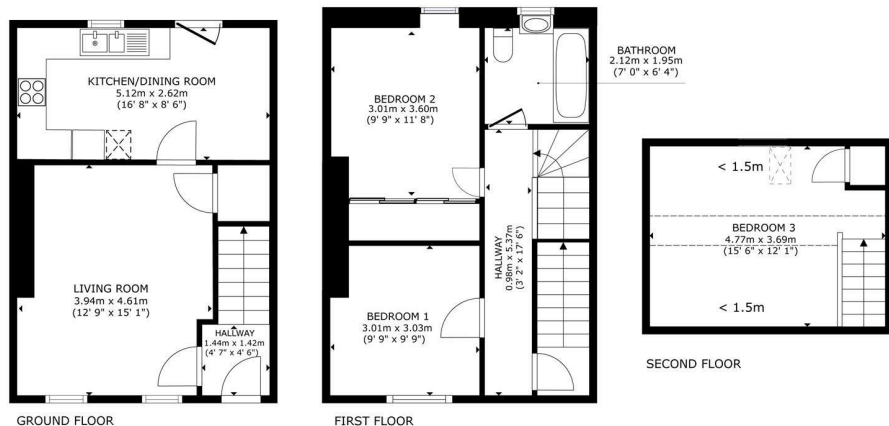
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On the first floor, you will find two generously sized bedrooms, providing ample space for rest and personalisation. The bathroom is equipped with a shower over the bath, ensuring convenience for daily routines. Additionally, the loft space has been 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.

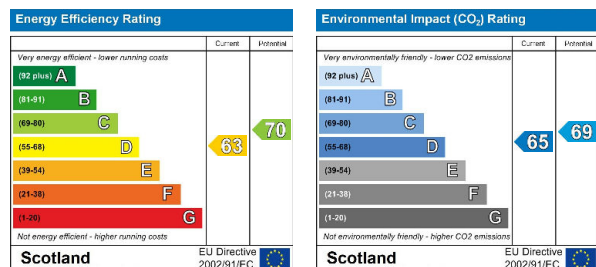
Ideally situated within walking distance to all local amenities in Auchterarder, this home offers both tranquillity and accessibility. Whether you are a first-time buyer, a small family, or looking to downsize, this property is sure to meet your needs and exceed your expectations. Viewings are highly 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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GROSS INTERNAL AREA
GROUND FLOOR: 39.8 m² (428 sq.ft.), FIRST FLOOR: 40.2 m² (433 sq.ft.), SECOND FLOOR: 11.2 m² (121 sq.ft.)
EXCLUDED AREAS - REDUCED HEADROOM 6.2 m² (67 sq.ft.)
TOTAL: 91.2 m² (982 sq.ft.)
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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