



4 Crown Court High Street, Auchterarder, PH3 1BJ  
Offers over £90,000





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- Central High Street location
- Modern fitted kitchen
- Contemporary shower room
- Electric heating & double glazing
- Ideal for first-time buyers or investors
- Spacious living room
- Two double bedrooms
- Neutral décor throughout
- First-floor position
- Excellent transport links nearby

Located in the heart of Auchterarder's bustling High Street, this bright and well-presented two-bedroom first-floor flat offers a fantastic opportunity for first-time buyers, downsizers, or buy-to-let investors.

The accommodation comprises a welcoming hallway leading to all rooms. The spacious living room enjoys ample natural light from a large window, creating a comfortable setting for relaxation or entertaining. The modern kitchen is fitted with white shaker-style cabinets, contrasting dark splashback tiles, and ample worktop space, making it both stylish and practical. Both bedrooms are doubles, providing generous proportions for furnishings and storage. The bathroom is fitted with a contemporary white suite, including a walk-in shower, vanity basin unit, and WC. Neutral décor throughout allows the next owner to move straight in or add their personal style with ease. The property also benefits from double glazing and electric heating. With all of Auchterarder's shops, cafés, and amenities right on the doorstep—and excellent transport links to Perth, Stirling, and beyond—this property offers a superb blend of convenience and comfort.







## Location

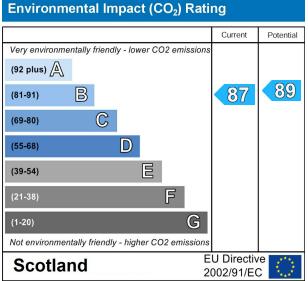
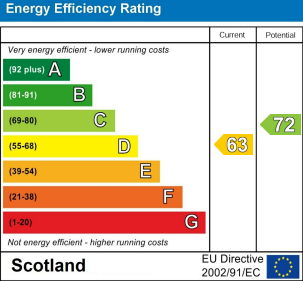
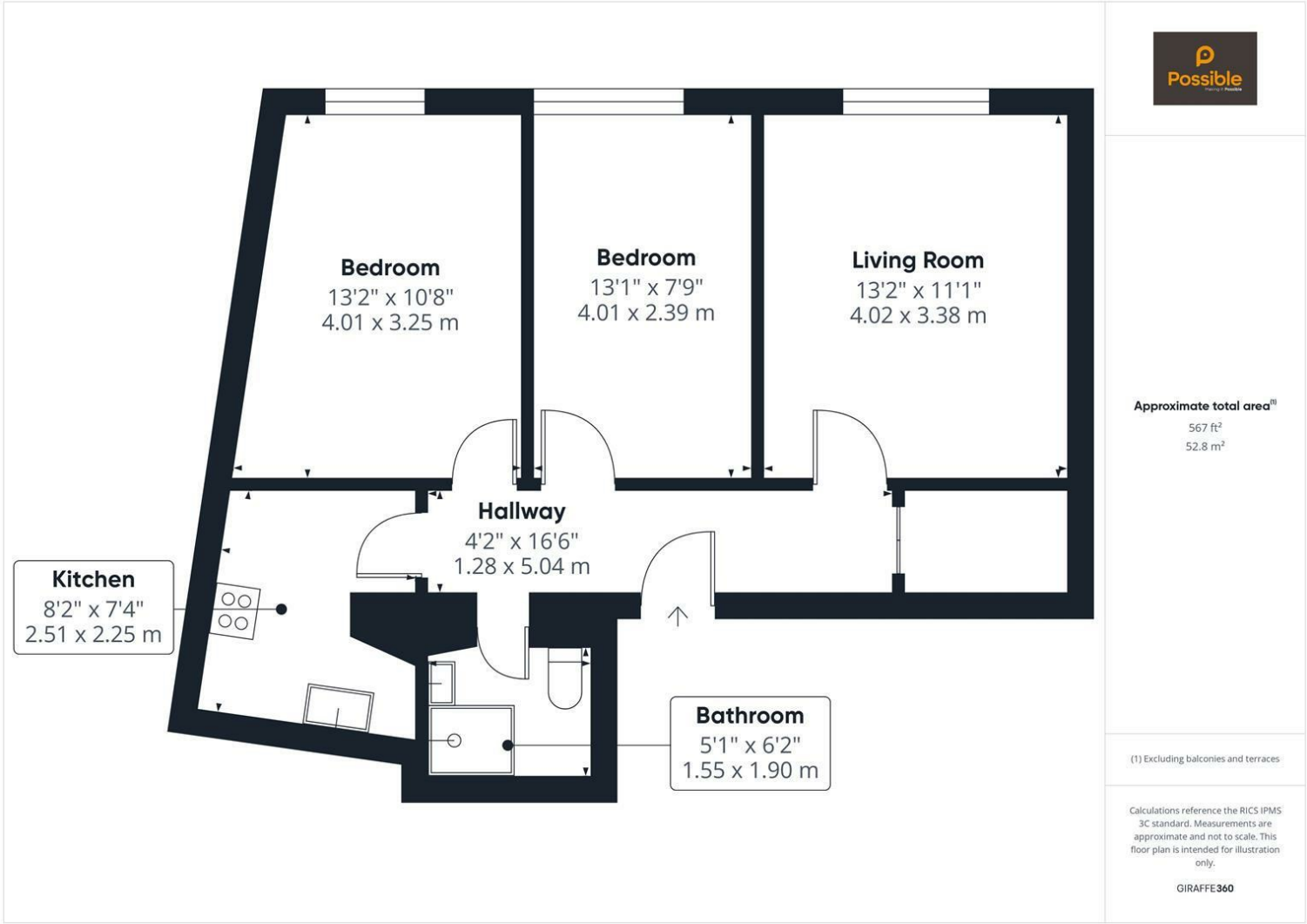
Auchterarder, often known as “The Lang Toun” for its mile-long High Street, is a vibrant Perthshire town offering a wealth of independent shops, cafés, and essential amenities. The property is ideally positioned to enjoy this thriving community, with everything from supermarkets to boutiques within walking distance. Excellent road and rail connections provide easy access to Perth, Stirling, and Glasgow, while the world-renowned Gleneagles Hotel and Golf Resort lies just a few minutes away, offering luxury leisure facilities. Surrounded by scenic countryside and steeped in history, Auchterarder combines charm and convenience, making it a sought-after location for residents and visitors alike.











Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.