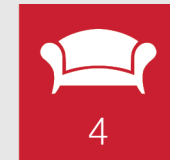




**Thorntons**   
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## Auldearn, Orchil Road,

Muirton, Auchterarder,  
PH3 1NB







## Summary

Enjoying a highly desirable setting in Muirton, this three-bedroom, two-bathroom detached house offers spacious accommodation, requiring modernisation and redecoration, ideal for owners to customise to their taste, including four large reception rooms, a southeast-facing breakfasting kitchen with an adjoining utility room, and two bathrooms. In addition, there is a multi-vehicle paved driveway to an attached double garage and generous garden grounds (0.5 acres), enclosed to the rear with a greenhouse and shed. The property also lies within easy reach of scenic green spaces, shops, and bus/rail/road links.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale

## Features

- Detached house in Muirton
- Sought-after residential location
- Scope for cosmetic upgrading
- Entrance vestibule and hall with storage
- Spacious living room and triple-aspect conservatory
- Generous dining room
- Bay windowed sitting room with fireplace
- Breakfasting kitchen with utility room
- Two double bedrooms with wardrobes
- Versatile third bedroom/study
- Modern shower room
- Bathroom with overhead shower
- Generous 0.5 acre garden grounds
- Driveway and carport parking
- Gas central heating and double glazing





“The spacious detached home is ideal for family living, with three bedrooms, two bathrooms, and versatile living spaces.”











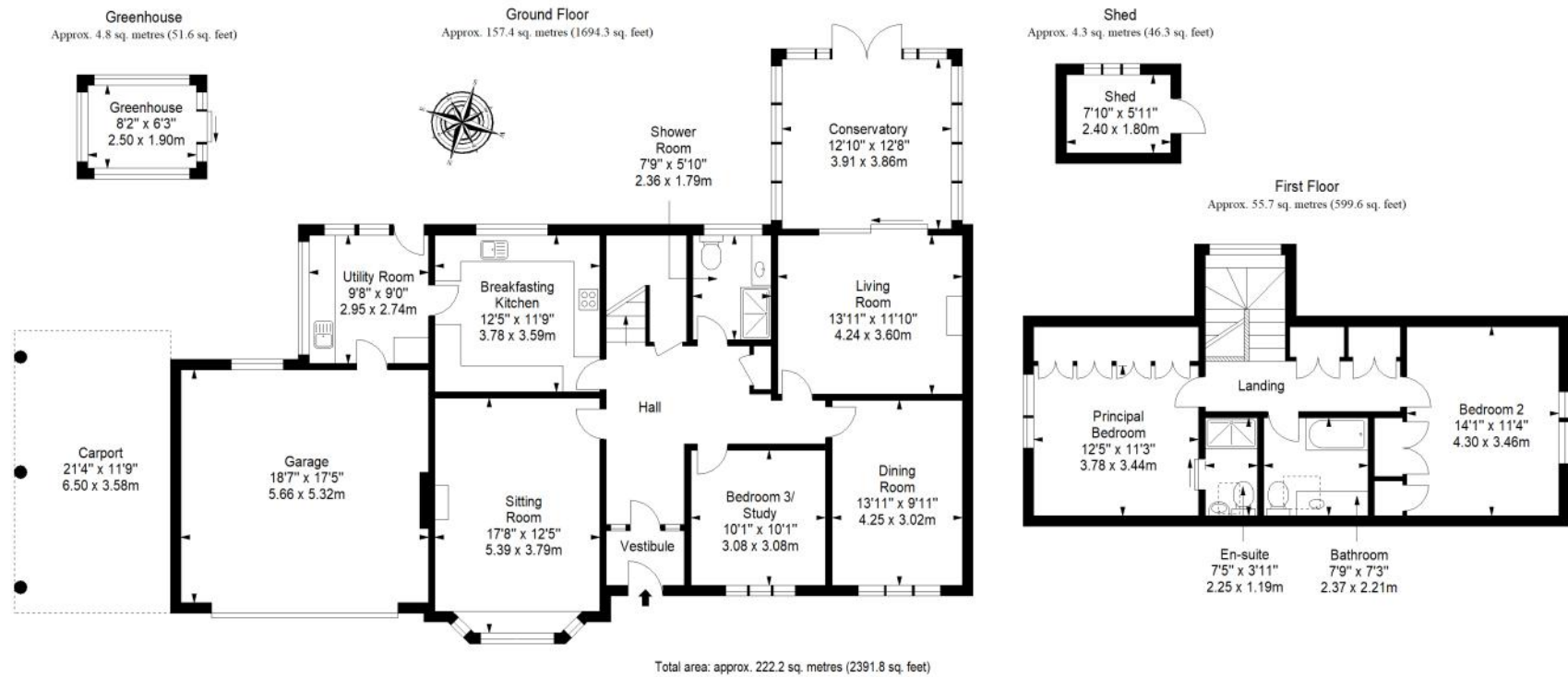
“The desirable property benefits from a double garage, a paved driveway and generous gardens with the rear enjoying a shed and greenhouse.”







# Floorplan





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