



**Atlas Ovation, 4 The Orchard, Nether Coul,  
Auchterarder, PH3 1ET**



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# Offers Over £79,950



An excellent opportunity to purchase this attractive 2 BEDROOM DETACHED LODGE in Nether Coul near Auchterarder.

The property occupies a sought-after end plot in a quiet lodge park.

The lodge is immaculately presented with accommodation over one floor, comprising open-plan kitchen and lounge, shower room, twin bedroom and master bedroom with en-suite. There is double glazing throughout, and the property benefits from central heating.

A gravel drive offers space for car parking, and the property is surrounded by well-maintained grounds.

## AREA

This property is located near the highly desirable town of Auchterarder which provides an abundance of local amenities and leisure facilities including an array of shops, hairdressers, Bank of Scotland, restaurants, health centre, post office and golf course. There are primary and secondary schools within the town and the nearby A9 makes it an ideal location for commuting to Perth, Stirling, Edinburgh and Glasgow. The town is also well serviced by Gleneagles train station. The prestigious Gleneagles Hotel offers a host of unique leisure facilities and restaurants including the award winning Andrew Fairlie as well as three championship golf courses which are



regarded among the best courses in the world.

## ENTRANCE

Entrance is to the side of the lodge via a UPVC door and opens into a hallway which provides access to all accommodation and lets directly into the kitchen area.

## KITCHEN AREA

**12' 8" x 9' 9" (3.86m x 2.97m)**

A tastefully decorated and modern kitchen fitted with wooden effect wall and base units with contrasting work surfaces and complementary tiling to the splash back areas. The kitchen has fully integrated appliances including a fridge-freezer, microwave, 5 ring gas hob with extractor above and gas oven with grill. There is a 1½ sink with drainer unit and window above. Breakfast bar and space for a dining table and chairs. Attractive vinyl flooring. Radiator. A Velux window brings additional light to the area.

## LOUNGE AREA

**12' 8" x 12' 4" (3.86m x 3.76m)**

A very bright and spacious room with double sliding French doors which lead to a UPVC decking area. The lounge fits a large corner sofa and has built-in shelving units and a feature electric fireplace. Carpet. Radiator. Window to the side.



### BEDROOM 1

**10' 7" x 8' 7" (3.23m x 2.62m)**

Well presented double bedroom with dual aspect windows to the side and the rear allowing plenty of natural light into the room. Space for free-standing furniture. Carpet. Radiator. A large built-in cupboard with hanging rail, light and shelving.

### EN-SUITE

**6' 4" x 4' 7" (1.93m x 1.4m)**

Fitted with a 3 piece suite comprising WC, bath and wash hand basin with storage underneath and mirror above. Tiling to the splash back areas. Extractor fan. Vinyl flooring. Radiator. Window to the side.

### BEDROOM 2

**8' 8" x 7' 1" (2.64m x 2.16m)**

Double bedroom with a side-facing window and space for free-standing furniture. Carpet. Radiator. Tasteful neutral décor. Access to shower room.

### SHOWER ROOM

**6' 7" x 3' 5" (2.01m x 1.04m)**

The shower room can be accessed from Bedroom 2 or from the hall. There is a Velux window letting plenty of natural light into the room. 3 piece suite comprises WC, wash hand basin with splash back tiling and storage beneath and mirror above and shower unit. Extractor fan. Vinyl flooring. Ladder radiator.

### EXTERNAL

To the front of the property there is PVC decking surrounding the lodge which requires only minimal maintenance. The decking area leading from the lounge has a low glass-effect safety surround and there are steps with a handrail leading to the gravelled parking area.

### FINANCIAL SERVICES

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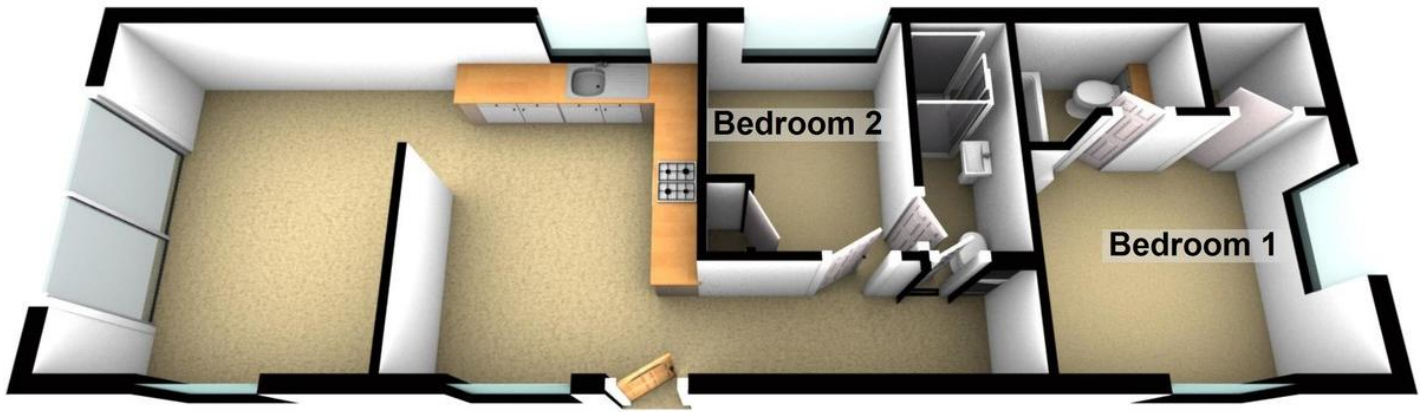
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