



**Premier
Properties**
Perth



4 Darnley Hill, Auchterarder, PH3 1QT Offers Over £379,000

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The property is just a few minutes' walk from Auchterarder town centre which provides excellent day-to-day amenities, a range of specialist shops, primary and secondary schools, library, health centre, cottage hospital, churches and a thriving community. The world famous luxury Gleneagles resort is also nearby. Being a short distance from the A9, Auchterarder gives easy access to Edinburgh, Glasgow, Stirling and Perth, along with the railway station at Gleneagles situated close by. The city of Dundee can be reached in about a 40 minute drive and provides an airport with regular services to London Stansted.

As well as being in a desirable location, this property offers elegant high specification living space, a single integral garage with electric door, light and power and a lovely garden which was landscaped in 2019 with extensive soil improvements. Warmth is provided through gas central heating and the windows are double glazed throughout.

Downstairs there is a series of beautifully decorated rooms including a very bright and welcoming entrance hall, WC, spacious lounge leading to the modern, fully fitted dining kitchen with patio doors leading out to the garden and utility room with access to the garage on the ground floor level. A fully carpeted staircase leads upstairs, where the four, well finished, double bedrooms can be found, the master of which benefits from an en-suite shower room, and 4 piece suite family bathroom. All bedrooms benefit from built in wardrobes and there are heated LED touch light mirrors in the bathroom and en-suite.

The front of the property offers a small garden area, with feature stone wall with lawned area, and attractive trees and shrubs to finish. A mono-blocked driveway provides off street parking and leads to the single integral garage with Hormann remote roller door. To the rear of the property there is a fully enclosed garden area which can be accessed from the French doors from the dining kitchen. The rear garden enjoys lovely views of the surrounding countryside and has an area of lawn finished with a mixture of mature plants, shrubbery and trees offering privacy. A BBQ patio makes for an ideal area to enjoy alfresco dining in the summer months.

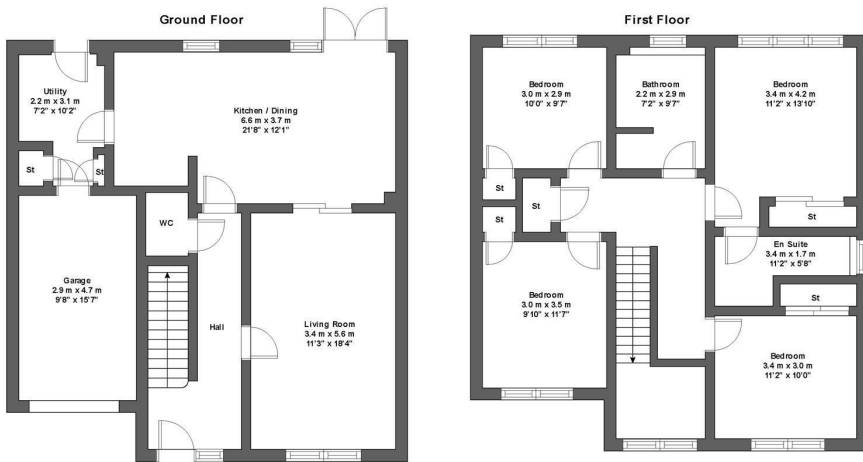
An EV Charging Point, integrated dishwasher and fridge/freezer and all fitted blinds are included in the sale.

To fully appreciate the size, quality and finish of home on offer, we strongly recommend viewing our property tour video and booking a viewing.

- Immaculate Condition
- Spectacular Views
- Small Luxury Cul De Sac Development
- Garage & Driveway
- EV Charging Point
- Gas Central Heating
- Double Glazing
- Reputable Local Builder
- Private Rear Garden
- Master En-suite Shower Room

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Plan not to scale.
For illustrative purposes only.



| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| 81 | 89 |

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| 80 | 88 |



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