



**Premier
Properties**
Perth



30 Fordyce Way, Auchterarder, PH3 1BE

Offers Over £317,500



The property is bright & spacious throughout comprising entrance vestibule, hallway, living room, modern kitchen with large dining area, utility room, WC, bedroom and en suite shower room.

FIRST FLOOR: Landing, bathroom and three bedrooms.

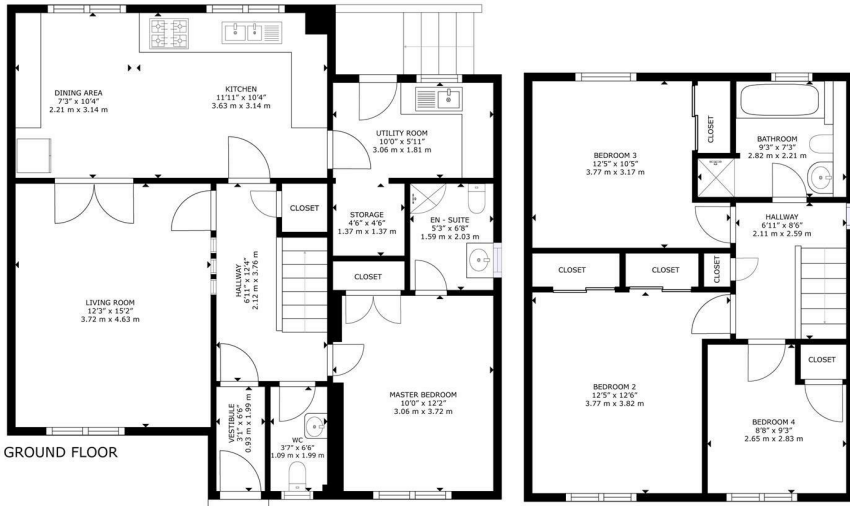
The property also benefits from ample storage throughout and is double glazed and heated by gas central heating.

Externally, there is a large driveway providing off road parking for several cars which leads to the single garage. The enclosed large garden to the rear is perfect for enjoying the summer months, boasting a spacious decking area ideal for outdoor entertaining.

Location: 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.

- Four Bedrooms
- Double Glazing
- Gas Central Heating
- Popular Area
- Off Street Parking
- Garden
- Garage
- Close To Local Amenities

Additional Details



30 Fordyce Way, Auchterarder, PH3 1BE

GROSS INTERNAL AREA
 FLOOR 1: 795 sq. ft., 74 m²; FLOOR 2: 505 sq. ft., 46 m²
 TOTAL: 1,300 sq. ft., 120 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating	
Current	Potential
74	85

Environmental Impact (CO ₂) Rating	
Current	Potential
71	82



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.