



**Premier
Properties**
Perth



3 4 Victoria Road, Auchterarder, PH3 1AZ

Offers Over £219,950

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The ground floor features a welcoming entrance hallway, a spacious and bright living room, and a modern kitchen/diner complete with integrated appliances—ideal for family life and entertaining. A contemporary family bathroom completes the ground level.

Upstairs on the second floor, you'll find three well-proportioned bedrooms, two of which benefit from built-in storage. The top floor hosts a versatile bonus room with its own en-suite—perfect as a principal bedroom, guest suite, or home office.

The home is equipped with gas central heating and double glazing throughout, ensuring comfort year-round.

Set on a desirable corner plot, the property enjoys garden grounds to the front and rear, mainly laid to lawn, with a private decked area at the back—ideal for outdoor dining in the summer months. A driveway offers off-street parking and leads to a generously sized garage, providing excellent storage or workshop potential.

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.

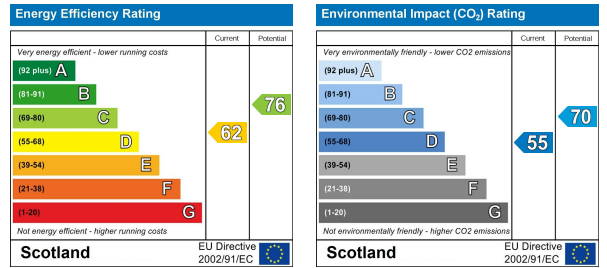
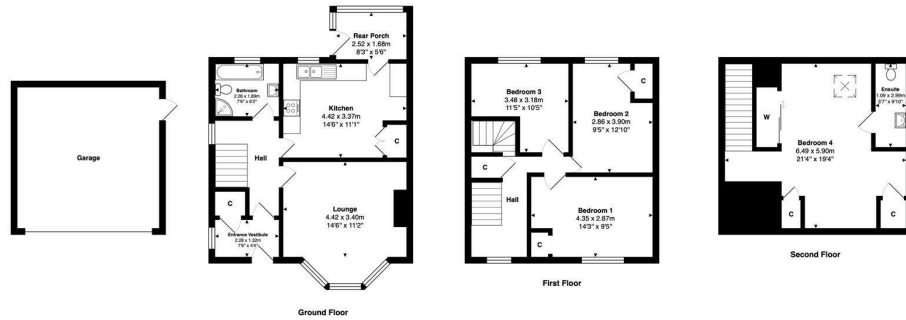
- Sought after location
- 3/4 Bedrooms
- Decking Area
- Front & Rear Gardens
- Gas Central Heating
- Double Glazing
- Garage



34, Victoria Road, Auchterarder, PH3 1AZ

Total Area: 162.2 m² ... 1746 ft²

All measurements are approximate and for display purposes only



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.

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