



**Premier
Properties**
Perth



Braeriach 13 Eagle Avenue, Auchterarder, PH3 1GD

Offers Over £255,000

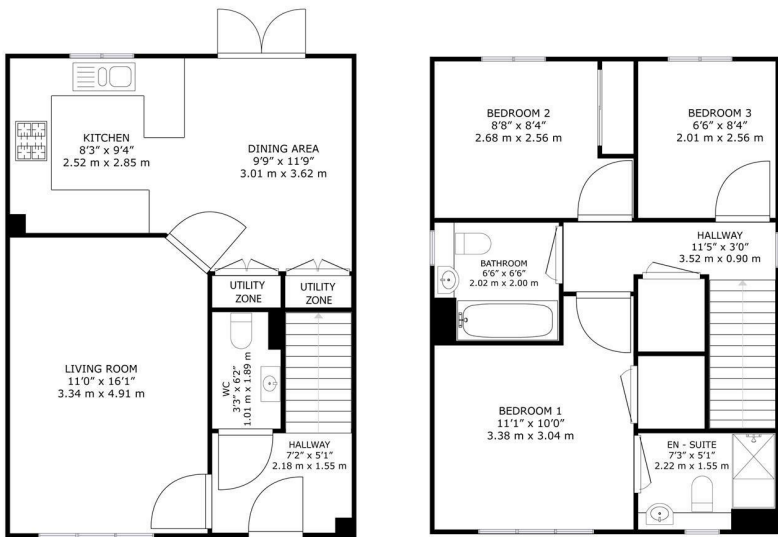
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The design of the property flows well, with a bright living room linking to a modern kitchen diner. There are French doors leading to a patio terrace allowing inside to outside living. The kitchen diner benefits from an innovative hidden utility area with worktop and room for freestanding appliances. Fully integrated Smeg appliances, including dishwasher and five burner gas hob, complete the contemporary kitchen units. The residence features three generously sized bedrooms, providing ample accommodation for a family. Additionally, the house includes two modern bathrooms, with heated towel rails. Gas-fired central heating provides warmth to the house. Two independently controlled timed heating zones with thermostatic valve radiators ensure optimum temperatures in bedrooms and living areas.

The fully enclosed garden is perfect for children, pets or entertaining and features a 10'x 8' premium Gillies & Mackay shed for secure storage. Off-street parking is provided via driveway with an intelligent EV charging point. The Strathearn area is known for its picturesque scenery and friendly community, making it an ideal place for families and individuals alike.

Fixtures and specified fittings, such as carpets, curtains and blinds included in sale. Freestanding fittings such as furniture and non-integrated appliances available for sale by separate negotiation.

- Sought after location & prime plot
- Low maintenance & energy efficient
- Three spacious bedrooms
- Two modern bathrooms
- Close to local amenities & schools
- Ideal for families or working from home
- Quiet residential area
- South facing garden and spectacular views North
- Good transport links



Braeriach, 13 Eagle Avenue, Auchterarder, PH3 1GD

GROSS INTERNAL AREA
GROUND FLOOR : 509 sq. ft, 47.3 m², FIRST FLOOR: 455 sq. ft, 42.7 m²
TOTAL: 968 sq. ft, 89.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-37) F			(21-37) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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