



Grand Eagles, Auchterarder, PH3 1ET

welcome to

Grand Eagles, Auchterarder

Introducing this exquisite & immaculately presented lodge, situated in the highly sought-after town of Auchterarder. This property offers a spacious, comfortable living space & viewing is certainly recommended to fully appreciate all that this impressive lodge has to offer.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



This stunning property perfectly blends versatile accommodation & modern living, offering an exceptional living experience. Upon entering, you are greeted by the impressive & expansive open plan Kitchen/Dining/Sitting Room which is the true highlight of this wonderful home & very much in keeping with today's lifestyle preferences. The Sitting/Dining Room area creates a central hub for socialising & is the ideal retreat where friends & family will naturally gather at the start & end of the day; whilst the modern, stylish Kitchen is another stand-out feature. The contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops, the Kitchen provides space, convenience & ample storage. Conveniently situated off the Sitting Room area you will find a Snug/Family Room - however, this room could also be adapted to alternative usage such as an additional Bedroom depending on your requirements & due to the substantial additional living accommodation on offer throughout the home. Retracing our steps back to the inner hallway you will find the Principal Bedroom, which benefits from in-built storage & an en-suite Shower Room. The 2nd Bedroom is spacious & well-proportioned, whilst completing the accommodation on offer is a stylish Family Bathroom.

The lodge is presented in walk-in condition & skilfully provides a flexible layout which current modern lifestyles prefer. There is a good range of in-built storage space to be found throughout the property & viewing is highly recommended to truly appreciate all that this wonderful lodge has to offer. The property is also being sold fully furnished, with the electrical goods also included (apart from the TV in the Sitting Room).

Externally, there are various raised patio areas to enjoy & a delightful garden to the rear; all of which are ideal for alfresco dining during the summer months or just to purely relax/unwind. There is also a driveway providing off road parking convenience.

The surrounding Perthshire countryside offers some of the most breath-taking scenery possible with the world-renowned Gleneagles Hotel situated close by which offers three Golf Courses, Hotel & a wealth of leisure and dining facilities, including a 2 star Michelin restaurant. Auchterarder provides a variety of local amenities & services including a busy high street with shops, Post office & restaurants. The nearby A9 allows swift access to both Perth & Stirling with motorway links from Stirling heading to both Glasgow & Edinburgh & further dual carriageway & motorway links from Perth heading to Edinburgh & Dundee. There are Railway Stations situated at Gleneagles as well as Dunblane with regular connections to the Central Belt towns & cities.

Open Plan Kitchen/Dining/Sitting Room

34' x 11' 8" (10.36m x 3.56m)

Snug/Bedroom

9' 4" x 7' 11" (2.84m x 2.41m)

Bedroom

12' 10" max x 12' 4" (3.91m max x 3.76m)

En Suite

Bedroom

8' 6" x 7' 8" (2.59m x 2.34m)

Family Bathroom



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welcome to

Grand Eagles, Auchterarder

- A spacious, detached lodge
- 2/3 Bedrooms
- Expansive open plan Kitchen/Dining/Sitting Room
- Contemporary & stylish Kitchen
- Snug/Bedroom 3

Tenure: Leasehold EPC Rating: Exempt

offers over

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110323 - 0002

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