



**Eagle Avenue, Auchterarder, PH3 1GD**

welcome to

## Eagle Avenue, Auchterarder

Introducing this exquisite & immaculately presented 3-bedroom detached home, which is ideally situated in a highly sought-after residential locale. This property offers a comfortable living space for families seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this impressive house 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](http://www.focalagent.com)



This stunning property perfectly blends versatile accommodation & modern living, offering an exceptional living experience. The home is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for an expansive family home.

Upon entering, you are greeted by a welcoming Entrance Hallway that sets the tone for the rest of the property. Immediately catching your attention is the Open Plan Kitchen/Dining Room which is a true highlight of this wonderful home & very much in keeping with today's lifestyle preferences, offering the perfect space for hosting dinner parties & entertaining with friends/family. The contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops & also has the additional inclusion of an array of integrated appliances to include oven/hob, fridge/freezer & dishwasher - the Kitchen provides space, convenience & storage in abundance. The patio doors leading out to the garden, not only allow a wealth of natural light into the room, but in the warmer seasons, roll open the doors & step out onto the patio seating area - this makes the ideal space for alfresco dining or to purely to enjoy the attractive rear garden & views. To keep your Kitchen chore & clutter free, there is a separate Utility Room with door to the rear of the property. Retracing our steps back to the Entrance Hallway, you will find the Sitting Room; this creates a central hub for socializing & is the ideal retreat where friends & family will naturally gather at the start & end of the day; windows to the front & side of the property also allow light to flourish into the room. Concluding the accommodation on offer on the ground floor is a downstairs WC.

Ascend the staircase to the first-floor landing to gain access to the upper floor accommodation. The Principal Bedroom benefits from in-built storage, plus a stylish en-suite Shower Room comprising of a shower cubicle, WC & wash hand basin. There are 2 further Bedrooms, with one benefiting from in-built storage & completing the accommodation on the upper floor, is a modern Family Bathroom, which consists of a bath, WC & wash hand basin.

The home 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 house & viewing of this property is highly recommended to truly appreciate all that this wonderful home has to offer.

Externally, there is gated access to a mono-blocked driveway, providing off road parking for a number of cars. The garden itself, is a wonderful outside space to enjoy; with a patio seating area, lawn & gravelled area with the countryside views available to the front aspect too.

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.



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## Ground Floor

### Entrance Hallway

### Sitting Room

17' 8" x 10' 9" ( 5.38m x 3.28m )

### Kitchen / Dining Room

18' 6" x 9' 9" ( 5.64m x 2.97m )

### Utility Room

### WC

## Upper Floor

### Principal Bedroom

11' max x 15' 4" max & exc storage ( 3.35m max x 4.67m max & exc storage )

### En Suite Shower Room

### Bedroom

10' 4" max x 7' 6" ( 3.15m max x 2.29m )

### Bedroom

9' 10" x 10' 4" max & exc storage ( 3.00m x 3.15m max & exc storage )

### Family Bathroom



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## Eagle Avenue, Auchterarder

- A stunning 3-bedroom detached family home
- Expansive open plan Kitchen/Dining Room
- Contemporary & stylish Kitchen
- Sitting Room
- En-suite to Principal Bedroom, Family Bathroom & separate downstairs WC

Tenure: Freehold EPC Rating: C

offers over

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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