



Grand Eagles, Auchterarder, PH3 1ET

welcome to

Grand Eagles, Auchterarder

An opportunity to purchase a truly stunning, two bedroom residential lodge, which is ideally situated within the well-regarded Grand Eagles Luxury Lodge Development.





**Open Plan
Lounge/kitchen/diner**

22' 7" x 13' 6" (6.88m x 4.11m)

Bedroom 1

10' 4" max x 8' 9" max & exc wardrobe (3.15m max x 2.67m max & exc wardrobe)

Bedroom 2

10' 4" max x 7' 2" (3.15m max x 2.18m)

Shower Room

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Grand Eagles, Auchterarder

- 2 Bedroom Residential Luxury Lodge
- Stylish Open Plan Interior
- Stylish Shower Room
- Double Glazing and LPG Heating
- Viewing Recommended By The Agents

Tenure: Leasehold EPC Rating: Exempt

offers over

£97,500



Please note the marker reflects the postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
STI108995 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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