

Simple Approach



**16a Grand Eagles Nethercoull, Auchterarder
PH3 1ET**

Offers over £59,950

Simple Approach are pleased to welcome this well presented, holiday lodge to the Perthshire sales market. This beautiful lodge enjoys spacious accommodation throughout all while being set across one accessible floor. 16a Grand Eagles comprises of; an open plan kitchen/dining area, a bright and spacious lounge, two generous bedrooms and a stylish shower room. This lovely lodge further benefits from sought after features such as gas central heating, double glazing and private parking. Externally the property enjoys a stunning outdoor patio area, perfect for summer. Viewing is essential to appreciate the overall space and excellent location on offer.

Lounge

11'9" x 12'0" (3.59 x 3.67)

Kitchen

12'1" x 7'10" (3.69 x 2.39)

Bedroom One

9'6" x 8'2" (2.91 x 2.51)

Bedroom Two

8'1" x 5'4" (2.48 x 1.63)

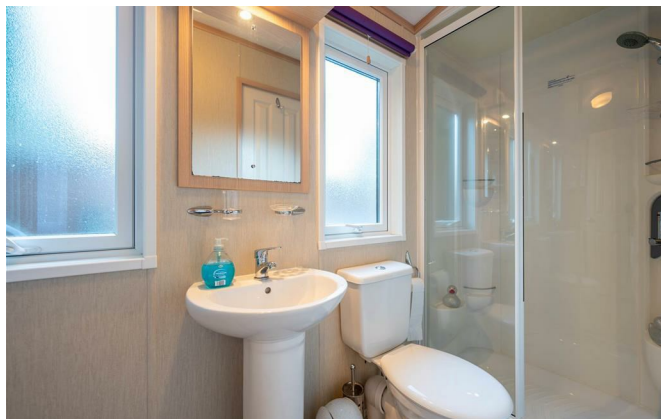
Shower Room

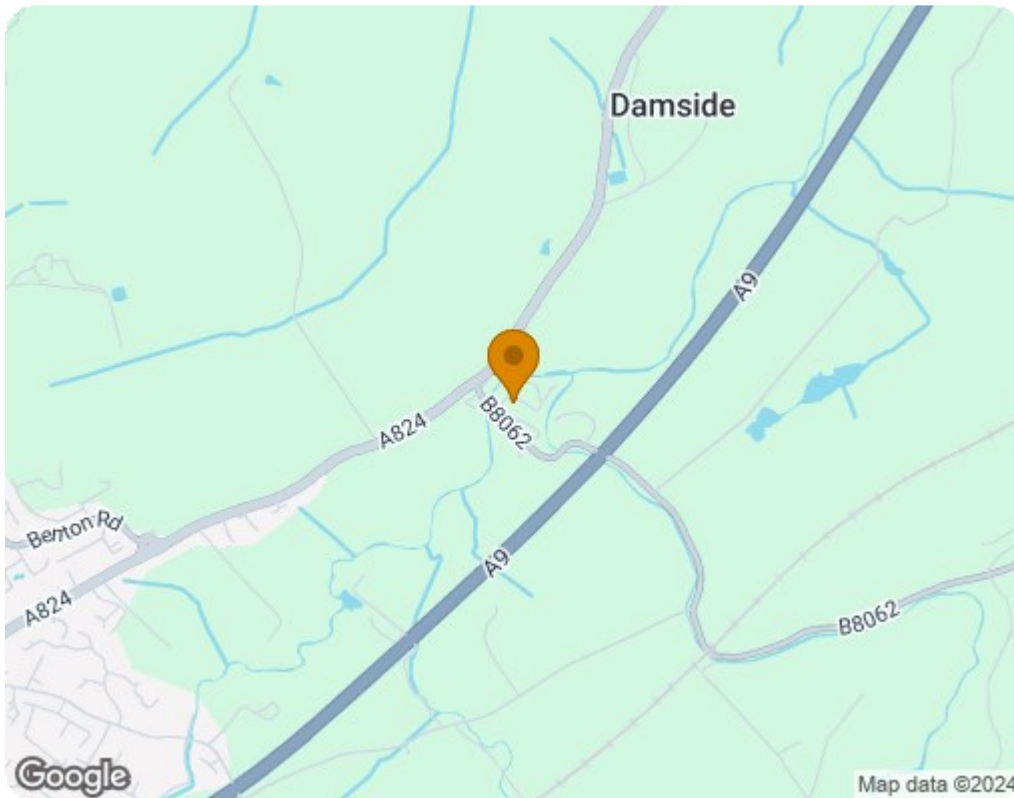
9'9" x 3'5" (2.98 x 1.05)






- Holiday Lodge, Open 52 Weeks of The Year
- Sought After Grand Eagles Site
- Two Double Bedrooms
- Patio Area And Private Parking
- Gas Central Heating
- Bright & Spacious Lounge
- Site Fee For This Lodge is £2340
- This Property is Leasehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC 