



**Premier
Properties**
Perth



27 Airlie Court, Auchterarder, PH3 1SA

Offers Over £635,000

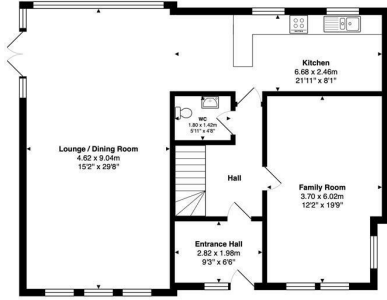
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Externally, the property boasts beautifully landscaped garden grounds to both the front and rear, which have been meticulously maintained and provide an attractive setting for outdoor living. A generous driveway offers ample off-street parking for a number of vehicles. The rear garden provides a wonderful haven for relaxation and entertaining during the warmer months, featuring a spacious patio area and a charming summerhouse, perfect for enjoying time with family and friends. New Gillies & Mackay shed providing excellent additional storage.

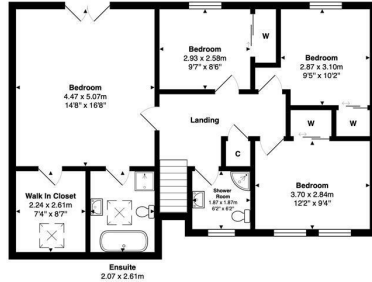
Early viewing is highly recommended to fully appreciate the exceptional standard of accommodation and enviable lifestyle this outstanding home has to offer.

- A pristine and beautifully presented four-bedroom detached villa, situated within a quiet cul-de-sac in the highly sought-after Gleneagles area of Perthshire.
- Within walking distance of the world-renowned Gleneagles Hotel and its prestigious golf courses. Finished to an exceptional standard throughout, with high-quality fixtures and fittings.
- Bright and spacious family room with direct access to the rear garden.
- Principal bedroom suite featuring a bespoke walk-in wardrobe with premium fitted storage, complemented by a stylish en-suite bathroom complete with a freestanding bath and separate shower.
- Beautifully landscaped gardens to the front and rear.
- Close to local amenities
- Easy access to transport links
- Quiet residential area
- Private paved driveway providing ample off-street parking for multiple vehicles.





Ground Floor

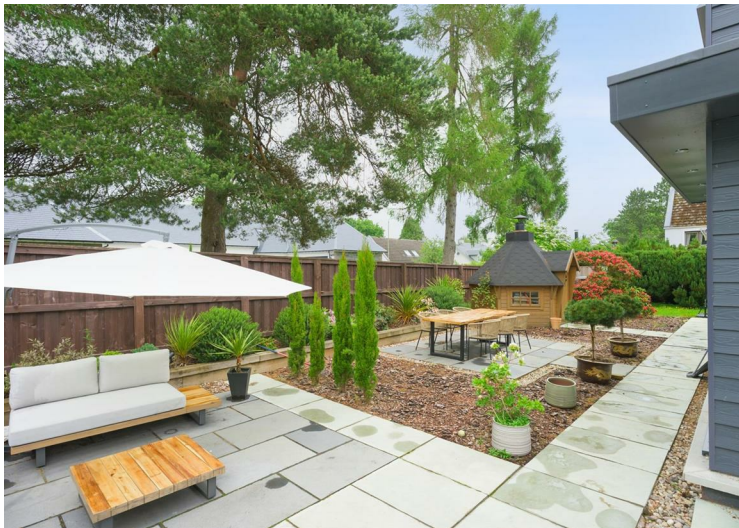


First Floor



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

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



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