



**Premier
Properties**
Perth



34F Eagle Avenue, Auchterarder, PH3 1GD Offers Over £365,000

 4  3  1  B

Upon entering, you are greeted by a large welcoming entrance hall that leads to a spacious lounge, ideal for relaxation and family gatherings. The ground floor also features a convenient WC and an impressive open-plan kitchen/dining area, where French doors open out to the rear garden, seamlessly connecting indoor and outdoor living.

Upstairs there is four generously sized bedrooms, two of which boast en-suite facilities, providing privacy and convenience for family members or guests. A well-appointed family bathroom completes the upper level, ensuring ample space for all.

The property benefits from gas central heating and double-glazed windows throughout, ensuring warmth and energy efficiency.

Externally, the home is complemented by a Monobloc driveway, a lawn area, and a garage equipped with electricity, offering both practicality and additional storage. The rear garden is a true highlight with it being fully enclosed and well looked after, it features a slabbed patio area for family gatherings and relaxation. There is an area of lawn with mature shrubbery and flower filled planters.

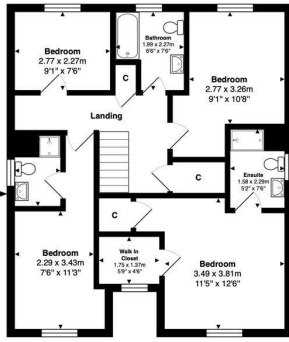
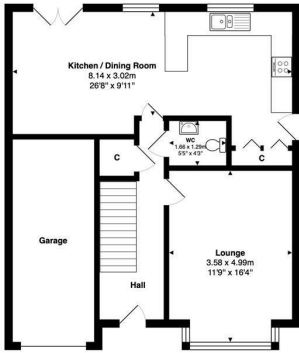
Auchterarder, has an excellent range of facilities including a supermarket plus a fine range of independent retailers, a highly regarded community campus with nursery, primary and secondary schooling, and fantastic golfing facilities nearby. Auchterarder Golf Club enjoys an excellent reputation and the world-famous Gleneagles Hotel, with four courses as well as a range of other sporting facilities, is just over 2 miles away.

- 4 bedrooms
- 2 en-suite bathrooms
- Open-plan kitchen/dining
- French doors to garden
- Gas central heating
- Monobloc driveway
- Garage with electricity
- Beautifully maintained garden
- Paved patio seating area
- Detached family home

Dornie House, 34f Eagle Avenue, Auchterarder, PH3 1GD

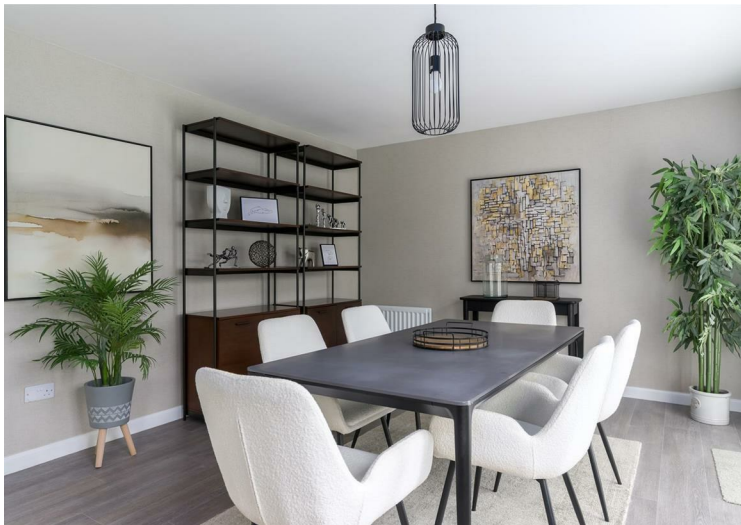
Total Area: 146.4 m² ... 1575 ft²

All measurements are approximate and for display purposes only



| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| 81 | 85 |

| Environmental Impact (CO ₂) Rating | |
|------------------------------------------------|-----------|
| Current | Potential |
| 81 | 82 |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.