



**Premier
Properties**
Perth



36 Glenorchil View, Auchterarder, PH3 1LU

Offers Over £310,000

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Premier Properties are delighted to bring to the market this elegant 3 bed detached bungalow, tucked away in the tranquil Town of Auchterarder. an ideal purchase for a wide range of buyers such as First Time Buyers, those looking to upsize/downsize and for those looking for a relaxing retirement retreat.

Well maintained and presented in move in condition, the accommodation is set across one level, comprising- Welcoming entrance hall, modern and spacious lounge featuring a large window, providing an abundance of daylight, following through to the open plan kitchen/dinning which provides an ample amount of storage space. The property also benefits from three well-proportioned bedrooms, one offering an ensuite and built in storage. There is a well presented family bathroom completing the home.

Comfort is assured with gas central heating and double glazed windows throughout.

Externally- the property boasts a mono-block driveway providing off-street parking, a very well maintained front and rear garden laid mainly to lawn and for those who love to host, the property further benefits from a decked area located in the south facing rear garden, providing an ideal space for gatherings.

Location- The property is just a few minutes walk from Auchterarder town centre which provides excellent day-to-day amenities, a range of specialist shops, primary and secondary schools, health centre, cottage hospital, churches and a thriving community. The world famous luxury Gleneagles resort is also nearby. Being a short distance from the A9, Auchterarder gives easy access to Edinburgh, Glasgow, Stirling and Perth, along with the railway station at Gleneagles situated close by. The city of Dundee can be reached in about a 40 minute drive and provides an airport with regular services to London Stansted.



Energy Efficiency Rating	
Current	Potential
71	86
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) 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
68	84
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
Scotland EU Directive 2002/91/EC	



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