



**Premier
Properties**
Perth



14 Prestney Burn Road, Auchterarder, PH3 1QW

Offers Over £325,000

 4  3  2  B

Upon entering, you are greeted by a spacious entrance hall that leads to a generously sized lounge, perfect for relaxation and entertaining. The kitchen/dining area features French doors that open out to the rear garden, allowing for seamless indoor-outdoor living. A convenient utility room adjoins the kitchen, along with a well-placed W.C.

The upper floor boasts four sizeable bedrooms, two of which benefit from en-suite facilities, providing privacy and convenience for family members or guests. A family bathroom completes the upper accommodation, ensuring ample space for all. The property is heating via gas central heating and double-glazed windows throughout.

Externally, the home is equally impressive, featuring a Monobloc driveway leading to a single garage equipped with electricity. The rear garden is a delightful space, meticulously maintained and fully enclosed with timber fencing, perfect for gardening or outdoor entertaining.

The location of this property is particularly advantageous, as Auchterarder offers a wealth of amenities, including a supermarket, independent retailers, and a highly regarded community campus with nursery, primary, and secondary schooling. For golf enthusiasts, Auchterarder Golf Club is nearby, and the world-renowned Gleneagles Hotel, with its four golf courses and various sporting facilities, is just over two miles away. Commuters will appreciate the excellent road links to Perth, Stirling, Edinburgh, and Glasgow, as well as the proximity to Gleneagles train station.

- 4 Bedrooms
- Two En Suite Shower Rooms
- Gas Central Heating
- Garage
- Private Rear Garden
- Driveway
- ★ Sought After Location



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



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