



**Premier
Properties**
Perth



1 Strathallan Way, Auchterarder, PH3 1GR Offers Over £225,000



Upon entering, you are greeted by a welcoming entrance hall that leads to the WC and a well-appointed lounge, perfect for relaxation. The kitchen and dining area, designed for both functionality and style, features French doors that open onto a private rear garden, allowing for seamless indoor-outdoor living.

The upper floor boasts three comfortable bedrooms, including a master bedroom with an en-suite shower room, ensuring privacy and comfort. A family bathroom serves the additional bedrooms, making this home ideal for families or those who enjoy having guests. The property is equipped with gas central heating and double-glazed windows, ensuring warmth and energy efficiency throughout the year. Additionally, the presence of solar panels enhances its eco-friendly credentials.

Externally, the villa benefits from a driveway and an extra dedicated parking space in the adjacent car park, providing ample parking for residents and visitors alike. The rear garden is enclosed by timber fencing, offering a secure space for outdoor activities, and features a low-maintenance patio area along with a timber staircase leading to the rear gate.

The location of this property is particularly appealing, as Auchterarder boasts a variety of amenities, including a supermarket and a selection of independent shops. The highly regarded community campus offers nursery, primary, and secondary schooling, making it an excellent choice for families. For golf enthusiasts, Auchterarder Golf Club is nearby, and the prestigious Gleneagles Hotel, renowned for its four golf courses and extensive sporting facilities, is just over two miles away. With excellent transport links to Perth, Stirling, Edinburgh, and Glasgow, as well as proximity to Gleneagles train station, this property is perfectly situated for both work and leisure.

- 3 Bedrooms
- Modern kitchen With Dining Area
- French Doors To Rear Garden
- En-suite Shower Room
- Gas Central Heating
- Double Glazed Windows
- Solar Panels
- Driveway
- Private Rear Garden



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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