



**Premier
Properties**
Perth



Lochie Farm Duchally Road, Auchterarder, PH3 1PW Offers Over £520,000



The property boasts two spacious reception rooms, including a welcoming sitting room featuring a multi-fuel stove, ideal for cosy evenings. The family room, complete with a log-burning stove, creates a warm and inviting atmosphere for gatherings. The fully fitted kitchen, accompanied by an adjoining larder and rear hall, is perfect for culinary enthusiasts. Additionally, a utility room, a convenient WC, and a bedroom with an en suite shower room complete the ground floor layout.

On the first floor, you will find two well-proportioned bedrooms, a study, and a family bathroom, providing ample space for family living. The second floor features two further bedrooms, offering flexibility for guests or a growing family.

The property benefits from gas central heating and double-glazed windows throughout, ensuring warmth and energy efficiency. Externally, the grounds are beautifully maintained, with gardens to the front and rear, perfect for outdoor enjoyment. A monobloc driveway leads to a single garage, while a workshop building accessible from the rear garden presents an exciting opportunity for additional storage or potential conversion into extra living space, subject to necessary consents.

This delightful home is a rare find, combining picturesque surroundings with spacious accommodation, making it an ideal choice for families seeking a peaceful yet accessible lifestyle.

Location : The town of Auchterarder sits just to the north of Lochie Farmhouse, with the high street only about 1.5 miles away. The town 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. The town is well placed for those who commute to Perth, Stirling, Edinburgh and Glasgow, with fine road links to all these cities. Gleneagles train station is also situated close by.

- 5 bedrooms
- 2 bathrooms
- Traditional stone farmhouse
- Charming countryside views
- Detached house
- Close to Auchterarder High Street
- Private rear garden
- Double glazing throughout
- Gas central heating
- Viewing recommended



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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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