



**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.

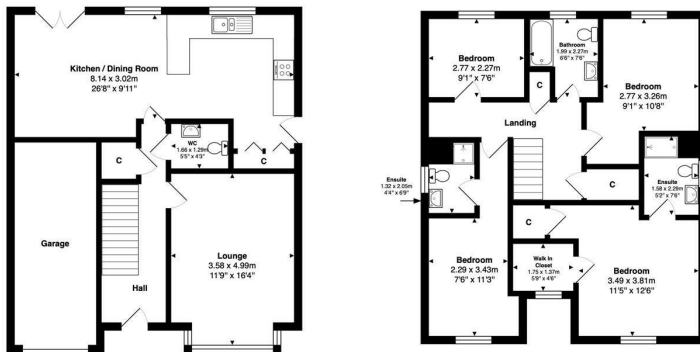
The property benefits from gas central heating and double-glazed windows throughout, ensuring warmth and energy efficiency.

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





**Energy Efficiency Rating**

Very energy efficient - lower running costs

| Rating      | Current | Intended |
|-------------|---------|----------|
| (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

Current: 81, Intended: 85

**Environmental Impact (CO<sub>2</sub>) Rating**

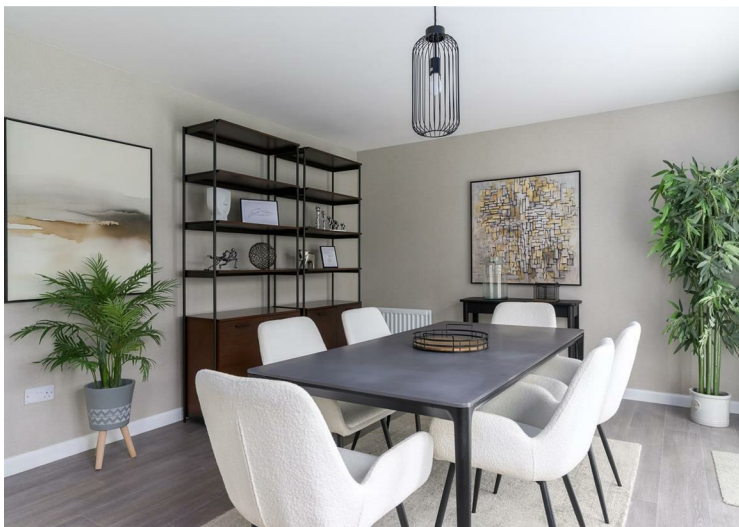
Very environmentally friendly - lower CO<sub>2</sub> emissions

| Rating      | Current | Intended |
|-------------|---------|----------|
| (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<sub>2</sub> emissions

Current: 81, Intended: 82

**Scotland** EU Directive 2002/91/EC



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