Premier Properties
Perth

56 Glenorchil View, Auchterarder, PH3 1LU

Offers Over £380,000

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Upon entering, you are greeted by a welcoming hallway that leads to a comfortable living room featuring a charming fireplace, perfect for cosy evenings. The family room provides additional space for relaxation, while the spacious kitchen and dining area create an ideal environment for family gatherings and entertaining. A convenient utility room and a downstairs WC add to the practicality of the layout.

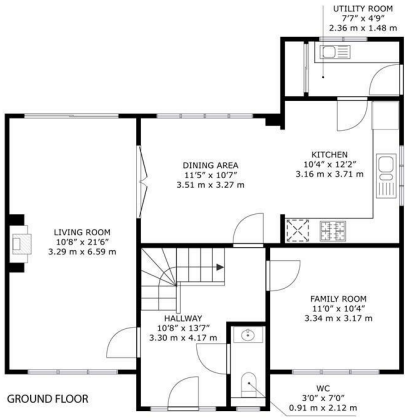
The first floor boasts two generous double bedrooms, including a master suite complete with an en-suite bathroom featuring a shower over the bath. Additionally, there are three further bedrooms, one of which is currently utilised as a home office, making it perfect for remote work or study. A well-appointed shower room serves the upper level.

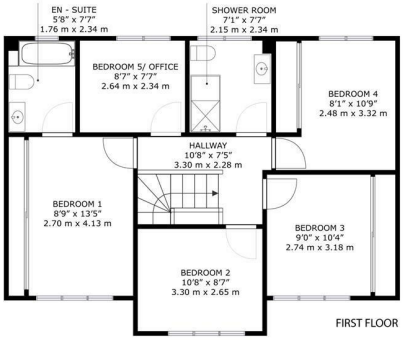
The property benefits from double glazing and is heated by gas central heating, ensuring comfort throughout the year. Externally, the generous plot offers a peaceful and private garden, predominantly laid to lawn, complemented by a decking area, ideal for outdoor entertaining or simply enjoying the serene surroundings.

A notable feature of this home is the converted double garage, which has been transformed into an additional living space, complete with a sink, fridge freezer, and TV, providing versatility for various uses. The front driveway accommodates several vehicles, adding to the convenience of this property.

Located just a short distance from Auchterarder's high street and local amenities, as well as being within easy reach of the renowned Gleneagles, this home perfectly balances rural charm with modern convenience. Viewing is highly recommended to fully appreciate this move-in ready property in a peaceful residential area.

- 5 Bed Detached House
- Master en-suite with bath
- Expansive garden with decking
- Converted garage to extra living space
- Backs onto peaceful field
- Short walk to High Street
- Double glazing
- Gas central heating
- Viewing highly recommended





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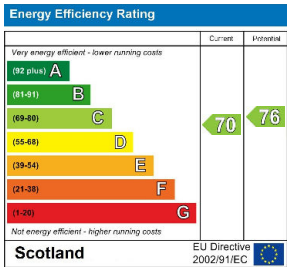
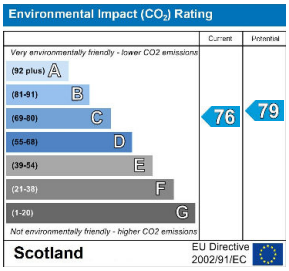
GROSS INTERNAL AREA
GROUND FLOOR : 864 sq. ft,80.3 m2, FIRST FLOOR : 732 sq. ft,68 m2
TOTAL: 1596 sq. ft,148.3 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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