Premier Properties
Perth



13 Oak Drive, Auchterarder, PH3 1GN

Offers Over £339,950

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The ground floor features an entrance vestibule, a welcoming lounge, a dining kitchen, a utility room, family/garden room and a convenient cloakroom with a WC. Ascending to the first floor, you will find a master bedroom complete with an en-suite bathroom, alongside three additional well-proportioned bedrooms and a family bathroom, ensuring plenty of space for family or guests.

Externally, the property is set within beautifully maintained garden grounds that encompass the front, side, and rear, complemented by a mono-block driveway and a garage for secure parking. The rear garden features a patio area, ideal for outdoor dining or simply enjoying the tranquil surroundings.

Residents of Auchterarder benefit from a wealth of local amenities, including charming independent cafés, restaurants, a supermarket, and a health centre. The area is well-connected with excellent transport links, making commuting to Perth, Stirling, Dundee, Edinburgh, and Glasgow a breeze. Families will appreciate the highly regarded community campus that offers nursery, primary, and secondary schooling, as well as the nearby Auchterarder Golf Club and the prestigious Gleneagles Hotel, known for its outstanding golfing facilities.

This property truly encapsulates modern living in a picturesque setting, making it an ideal choice for families, professionals, and retirees alike.

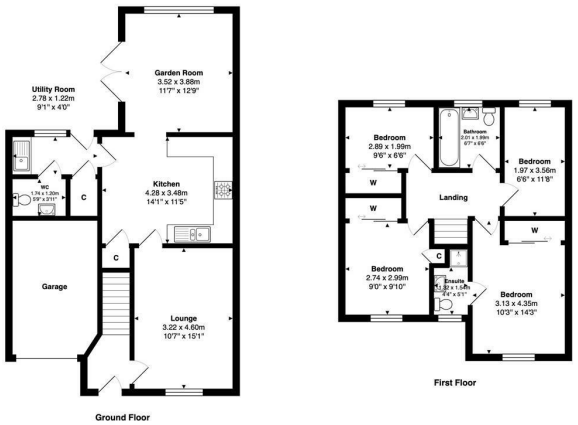
- 4 bedrooms
- Master en-suite bathroom
- Stylish modern kitchen
- Garden/family room
- Driveway with garage
- Private garden space
- Move in condition
- Close to local amenities
- Easy access to transport
- Viewing recommended

Premier Properties Perth

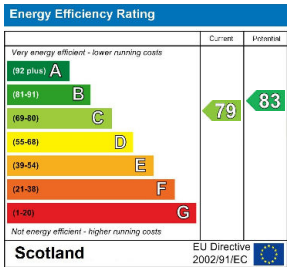
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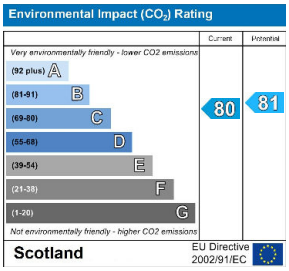
Total Area: 123.7 m² ... 1332 ft²

All measurements are approximate and for display purposes only

















These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

45 King Street, Perth, PH2 8JB
T. 01738 44 22 55 | **E.** sales@premierpropertiesperth.co.uk
www.premierpropertiesperth.co.uk