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Cathedral City Estates



3 EAGLE AVENUE

AUCHTERARDER PH3 1GD

OFFERS OVER £385,000



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A stylishly presented, five-bedroom, modern villa in move-in condition in a quiet development close to Auchterarder's main street and transport links. The property benefits from flexible family accommodation, a low-maintenance garden and double garage.



At a glance

Built around 2018 and enjoying a quiet yet convenient location, this stylish house extends to around 151 square metres and offers generous accommodation across two levels.

The ground floor comprises a tasteful lounge with large windows and patio door overlooking to the back garden, a well-designed kitchen/diner and open plan to a family living area, a separate dining room currently being used as a TV snug, a utility room and a downstairs WC.

On the first floor, there are four double bedrooms (two with ensuite bathrooms), one large single bedroom, and a family bathroom.

Outside, there is a private, low-maintenance garden to the rear mainly laid to lawn and a double garage with off-street parking for two cars.

This home is equipped with quality appliances, fixtures and fittings, including Smeg double electric oven and gas hob, integrated fridge freezer and Baumatic dishwasher. A tumble dryer is included in the utility room and there is also space here for a washing machine. It benefits from stylish décor and quality flooring throughout.

Warmth is provided by gas central heating and all windows are double glazed.

Need to know

- > Double-fronted detached villa
- > Spacious, modern family home
- > Five bedrooms
- > Four bathrooms, two ensuite
- > Low-maintenance, private garden to the rear
- > Double garage
- > Flexible accommodation
- > Room sizes: Lounge (3.5 x 5.4m), Kitchen/diner (3.9 x 6.2m), Utility (2.2 x 1.6m), Dining room/snug (3.0 x 3.2m), WC (2.2 x 1.6m), Bedroom 1 (3.4 x 3.5m), Ensuite 1 (2.0 x 1.4m), Bedroom 2 (3.0 x 3.0m), Ensuite 2 (2.0 x 1.2m), Bedroom 3 (4.0 x 2.3m), Bedroom 4 (2.5 x 2.7m), Bedroom 5 (2.5 x 2.1m), Family bathroom (2.4 x 2.0m)

Location

Auchterarder, the "Lang Toon", is a bustling community situated just off the A9 between Dunblane and Perth. The town has an excellent range of shops and day-to-day amenities, including a supermarket plus a broad range of independent retailers, a community campus comprising nursery, primary and secondary schools, a library, a health centre and a cottage hospital. There are fantastic golfing facilities nearby, including the world-renowned Gleneagles Hotel, with four courses as well as a range of other sporting and leisure facilities. Dunblane and Stirling also provide excellent opportunities for shopping, eating out and transport. The area provides a wide choice of independent schools including Morrison's, Ardvreck, Strathallan, Glenalmond and Dollar Academy.

Auchterarder is well placed for commuting to Perth, Stirling, Edinburgh and Glasgow, with good road links to all these cities. Gleneagles train station is nearby with Dunblane station (15 miles) providing more frequent services to main business centres.

Finer details:

Council tax: Band G

EER: Band B

Superfast broadband: available in the area

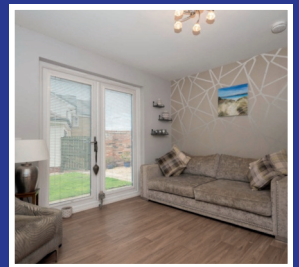
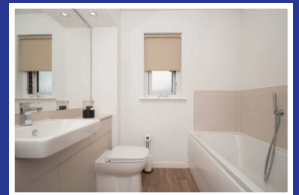
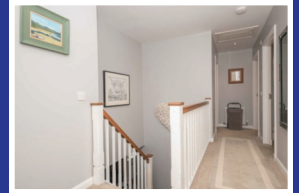
School catchment: Auchterarder Primary and High School

The date of entry is flexible and by mutual agreement.

Viewings are by appointment through Cathedral City Estates.

All room sizes are approximate.





Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

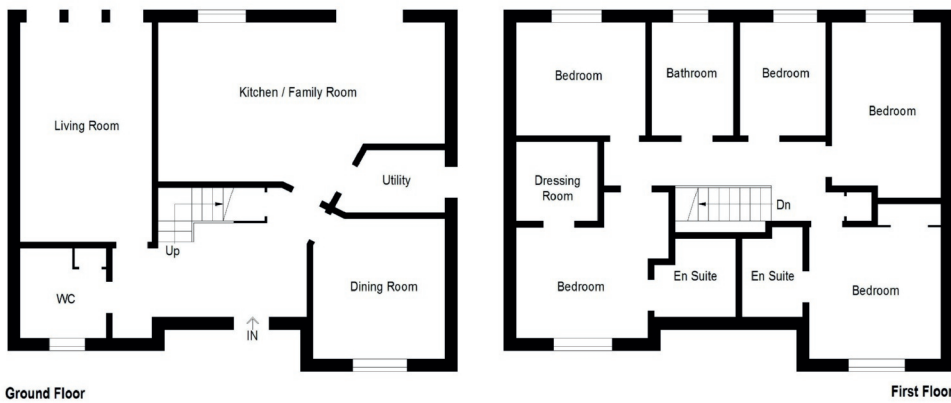


Illustration For Identification Purposes Only. Not To Scale

