

Simple Approach



**10 The Grove, Auchterarder
Perthshire PH3 1PT**

Offers over £224,950

Simple Approach are delighted to welcome this immaculately presented link-detached bungalow on The Grove to the Perthshire market. This sizeable property is the ideal purchase for any growing family looking for a home with modern, tasteful decoration and high quality fixtures and finishings present throughout each generously-proportioned living space. Comprising; a bright and spacious living room with floor to ceiling window, a family dining room with beautiful high ceilings and velux windows, a stunning fully-fitted kitchen with integrated appliances such as fridge freezer, electric oven with gas hob, dishwasher and the washing machine would also be included, three double bedrooms with the master featuring fitted mirrored wardrobes and an en-suite bathroom that has a separate shower unit, a single fourth bedroom as well as a separate family bathroom. This property offers stylish accommodation and would be appreciated by those seeking the very best in quality and design, without compromising all of the benefits of a warm and welcoming family home set on a generous plot, boasting sought-after features such as a good-sized driveway, integrated garage and beautifully maintained grounds to the front and rear, which only viewing will confirm to the purchaser.

10'9" x 11'1" (3.30 x 3.39)

Utility

6'3" x 4'4" (1.93 x 1.34)

Dining/Family Room

16'2" x 8'7" (4.94 x 2.62)

Master Bedroom

10'6" x 10'6" (3.21 x 3.22)

Master En-Suite

11'2" x 9'5" (3.42 x 2.89)

Bedroom 2

9'6" x 12'5" (2.91 x 3.81)

Bedroom 3

6'9" x 12'5" (2.07 x 3.81)

Bedroom 4

9'10" x 10'4" (3.00 x 3.17)

Family Bathroom

5'6" x 10'5" (1.68 x 3.19)

External

The front garden is fully enclosed featuring a garden studio that has electricity to it and has two double glazed sliding doors. It also has its own decked patio area perfect for enjoying the summer nights.

Location

The Town of Auchterarder is situated approximately 13 miles away from the City of Perth and is a highly sought-after area to live due to its picturesque surroundings and its idyllic situation for Golfers, with the famous Gleneagles Resort set just minutes away. The Town of Auchterarder provides a variety of great local amenities including a buoyant High Street with unique boutique shops and reputable Primary and Secondary schooling including both public and private education. This bungalow would be ideal for the commuter with the Gleneagles Train Station a short distance away

Garage

11'4" x 9'9" (3.46 x 2.98)

Studio

18'5" x 7'6" (5.63 x 2.29)





- Well Presented Link-Detached Bungalow
- Sought-After Perthshire Town
- Garden Studio
- Four Bedrooms with Master En-Suite
- Gas Central Heating & Triple/double Glazing
- Two Reception Rooms
- Single Garage & Private Off-Street Parking

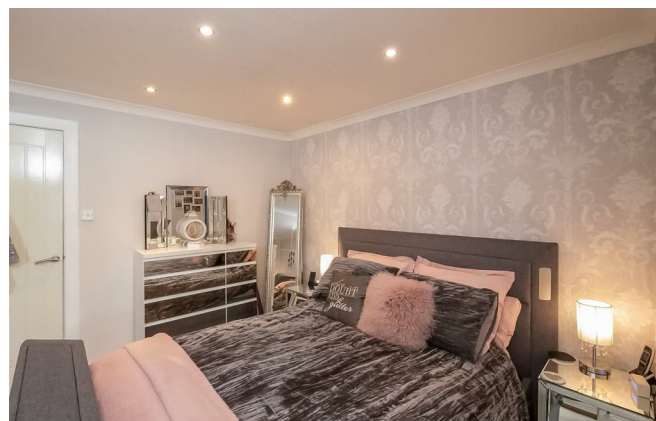




Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID614485)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B	71	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		