

Simple Approach



**4 Glenorchil View, Auchterarder  
Perthshire PH3 1LU**

**Offers over £207,000**

\*\*\*\*\* CLOSING DATE SET WEDNESDAY 6TH JANUARY 2021 12 NOON \*\*\*\*\*

Simple Approach are delighted to welcome this detached bungalow in Glenorchil View the Perthshire market. This sizeable property is the ideal purchase for any growing family looking for a home in a desired quiet sought after location. Consisting of a bright, spacious lounge with bay window, a family dining room, a fully-fitted kitchen and utility room across the living areas. Three good size double bedrooms are also available with the master bedroom benefiting from an en-suite in addition to the family bathroom. This property offers spacious accommodation and would be appreciated by those seeking a property needing a little upgrading without compromising all of the benefits of a warm and welcoming family home set on a generous plot. Boasting sought-after features such as parking facilities for multiple cars and easily maintainable and private grounds to the front and rear for enjoyment in the summer. Only a viewing will confirm to the purchaser the fantastic property that is available.

#### Lounge

14'4" x 24'5" (4.39 x 7.46)

#### Kitchen

7'9" x 12'7" (2.38 x 3.85)

#### Utility

5'10" x 8'6" (1.78 x 2.60)

#### Garage

17'9" x 8'5" (5.43 x 2.59)

#### Bedroom 1

9'8" x 9'11" (2.97 x 3.04)

#### Bedroom 2

8'6" x 10'8" (2.60 x 3.26)

#### Bathroom

8'8" x 5'11" (2.65 x 1.81)

#### Master Bedroom

19'9" x 11'8" (6.03 x 3.56)

#### En-suite

5'11" x 6'2" (1.82 x 1.89)

#### External

Externally this property benefits from being set on a generous plot and boasts stunning kerb appeal from the outset. The large driveway running from the front to the rear of the property will accommodate several cars. In addition the rear area can be made secure by closing the double gates allowing safe play for children and pets. To the rear there is an idyllic family garden which has areas of lawn, extra parking space and a designated patio area to enjoy the summer sun.

#### Location

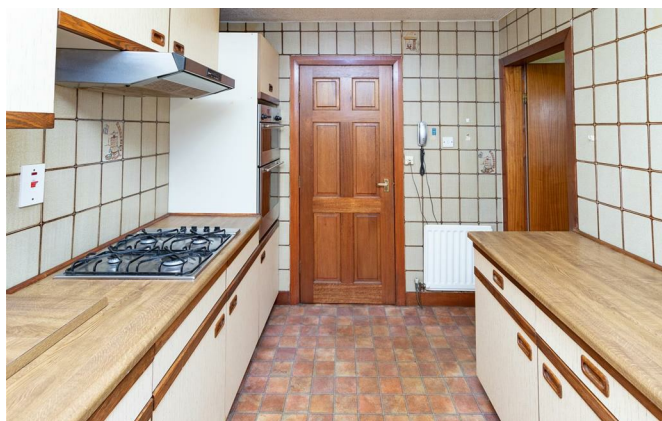
Auchterarder provides good day to day services including a supermarket, two butchers, bakeries, post office, library, health centre, hospital and primary and secondary schooling, as well as a wide range of specialist shops.

Gleneagles Hotel is nearby and offers a wealth of facilities including three championship courses: The King's, The Queen's and the PGA Centenary, which was the course venue for the 2014 Ryder Cup and most recently the Solheim Cup 2019. Gleneagles railway station runs daily services north and south, including a sleeper service to London, while also providing excellent commuter services to both Edinburgh, Glasgow and Aberdeen. Perth lies some 15 miles to the east and offers a broad range of national retailers, theatre, concert hall, cinema, restaurants, sports facilities and railway station.





- Detached 3 Bedroom Bungalow
- Spacious Accommodation Throughout
- \*\*\*\*\* CLOSING DATE SET WEDNESDAY 6TH JANUARY 12 NOON \*\*\*\*\*
- Large Driveway
- Sought After Location Close To All Local Amenities
- Needing A Little Upgrading
- Large Plot



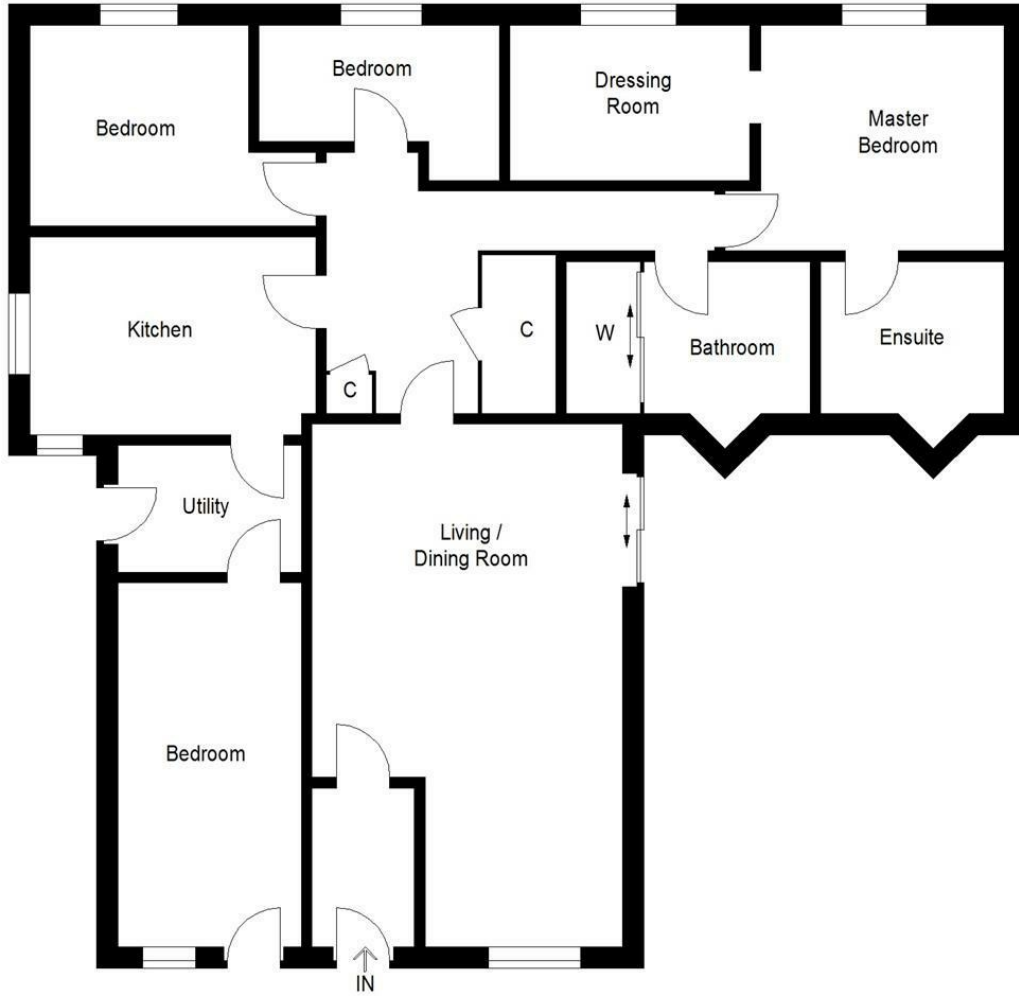


Illustration For Identification Purposes Only. Not To Scale (ID:717980 / Ref:76141)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC