



Pine Grove, Western Road, Auchterarder, Perthshire **Offers Over £449,000**







YOUR MOVE





## Pine Grove, Western Road, Auchterarder, Perthshire

**Offers Over £449,000**



**Stunning Views**  
For full EPC please contact the branch

### Property Description

The accommodation comprises:- entrance hall, elegant sitting room (4.8m x 3.6m) with dual aspect windows, L - shaped family room (4.5m x 4.2m) / dining room (4.0m x 3.3m) / modern fitted kitchen (4.3m x 2.5m) with integrated fridge and dishwasher and there is also a free standing five ring range master gas cooker with double electric oven; utility room (2.4m x 2.1m), three generous bedrooms (3.9m x 3.6m, 3.9m x 3.0m, 4.0m x 3.6m - bedroom one would make an ideal guest suite with bathroom), walk-in cupboard and multi burning stove, 4th bedroom is currently a dressing room with easily detachable panel to return it to a bedroom and shower room (3.0m x 1.8m) have both rain and standard showers and are tiled with fitted furniture. Externally the property further benefits with two garages and ample parking for several cars. EPC Rating = Band D.

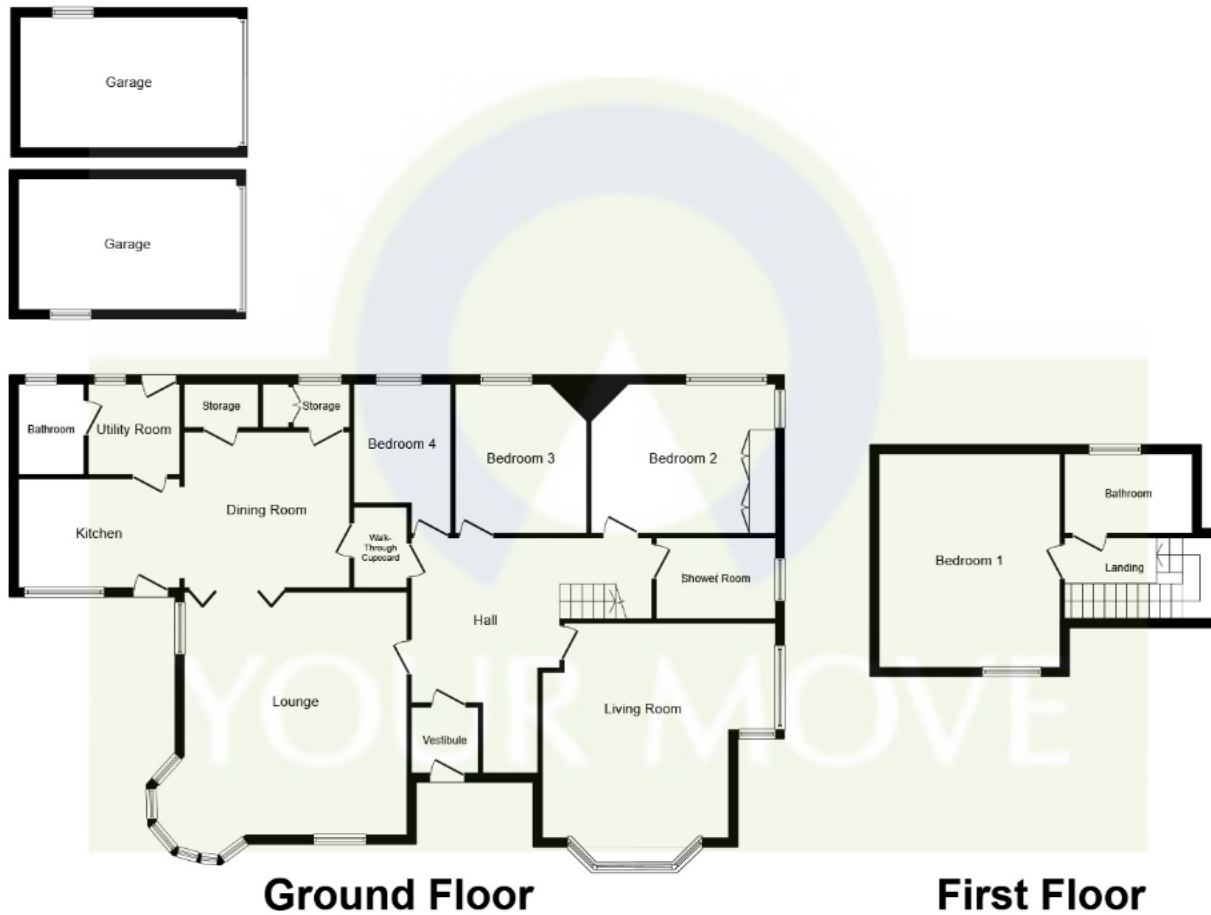
### Our View

This stunning well presented detached villa offers stunning panoramic views. This fantastic home must be viewed in order to allow full appreciation.

### Location

The property is situated in a sought after residential location within the picturesque village of Auchterarder, near the world famous Gleneagles Hotel and Golf Course. Auchterarder offers a wide range of local amenities to include shops, primary and secondary education facilities and doctors surgeries etc. There is an array of outdoor pursuits to include fishing, hill-walking, horse riding and golf at Auchterarder and Gleneagles Golf Courses.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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