



Grand Eagles, Auchterarder, PH3 1ET

welcome to

Grand Eagles, Auchterarder

Introducing this exquisite & immaculately presented detached lodge, situated in the highly sought-after town of Auchterarder. This property offers a spacious, comfortable living space & viewing is certainly recommended to fully appreciate all that this impressive lodge has to offer.



This stunning property perfectly blends versatile accommodation & modern living, offering an exceptional living experience. Upon entering, you are greeted by the impressive & expansive open plan Kitchen/Dining/Sitting Room which is the true highlight of this wonderful home & very much in keeping with today's lifestyle preferences. The Sitting/Dining Room area creates a central hub for socialising & is the ideal retreat where friends & family will naturally gather at the start & end of the day; whilst the modern, stylish Kitchen is another stand-out feature. The contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops plus a range of integrated appliances, the Kitchen provides space, convenience & ample storage. Retracing our steps back to the inner hallway you will find the Principal Bedroom, which benefits from in-built storage & an en-suite Shower Room. The 2nd Bedroom is spacious & well-proportioned, again with in-built storage, whilst completing the accommodation on offer is a stylish Family Bathroom which comprises of a bath with over shower, wc & wash hand basin.

The lodge is presented in walk-in condition & skilfully provides a flexible layout which current modern lifestyles prefer. There is a good range of in-built storage space to be found throughout the property & viewing is highly recommended to truly appreciate all that this wonderful lodge has to offer. Externally, there is a delightful raised patio area to enjoy, which is ideal for alfresco dining during the summer months or just to purely relax/unwind. There is also a driveway providing off road parking convenience.

The surrounding Perthshire countryside offers some of the most breath-taking scenery possible with the world renowned Gleneagles Hotel situated close by which offers three Golf Courses, Hotel & a wealth of leisure and dining facilities, including a 2 star Michelin restaurant. Auchterarder provides a variety of local amenities & services including a busy high street with shops, Post office & restaurants. The nearby A9 allows swift access to both Perth & Stirling with motorway links from Stirling heading to both Glasgow & Edinburgh & further dual carriageway & motorway links from Perth heading to Edinburgh & Dundee. There are Railway Stations situated at Gleneagles as well as Dunblane with regular connections to the Central Belt towns & cities.

Entrance Hallway

Kitchen/Dining/Sitting Room

20' 7" max x 19' 3" max (6.27m max x 5.87m max)

Bedroom

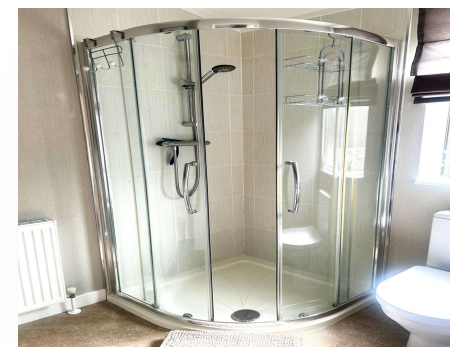
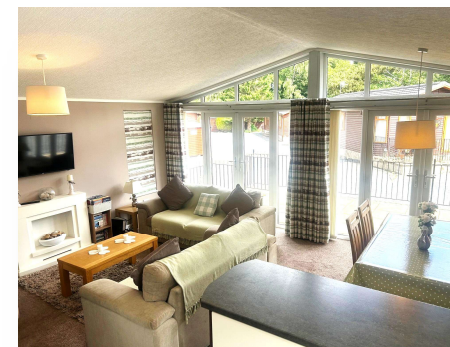
15' 9" max x 9' 3" max (4.80m max x 2.82m max)

En Suite

Bedroom

10' 11" max x 9' 10" max (3.33m max x 3.00m max)

Family Bathroom



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Grand Eagles, Auchterarder

- A spacious, detached lodge
- 2 Bedrooms
- Expansive open plan Kitchen/Dining/Sitting Room
- Contemporary & stylish Kitchen
- En-suite to Principle Bedroom

Tenure: Leasehold EPC Rating: Exempt

guide price

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110816 - 0002

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