

38 GRAMPIAN AVENUE, AUCHTERARDER PH3 1NY
OFFERS OVER £390,000



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We are delighted to offer for sale this immaculate 3 bedroom detached modern bungalow offering high quality finishes throughout and spacious, flexible accommodation providing the perfect family home. The current owners have significantly upgraded the property with works including the addition of a sunroom/dining room, replacement of internal doors and the re-fitting of the kitchen and bathrooms. Located within a highly sought after residential area of Auchterarder, no.38 enjoys a most peaceful position, but still within easy reach of the town centre, Gleneagles Hotel & local amenities.

The layout comprises; **Entrance Vestibule** with storage cupboard, spacious **Lounge, Family Room, Dining Room**, open plan **Kitchen** with high quality appliances and patio doors to decking, **Utility Room** with door leading to side decking, **Family Bathroom**, hallway leading to large **Master bedroom** (en-suite shower) and two further double bedrooms. The property is double glazed throughout and warmed by gas central heating.

No.38 offers ample off-street parking to the front with a mono-bloc drive leading to a large single garage (electric door, power & lighting). The child and pet friendly rear garden boasts large paved patio, an area of lawn with attractive deep borders, well stocked with mature planting & flower beds. Enclosed by timber fencing. Summer house and water tap.

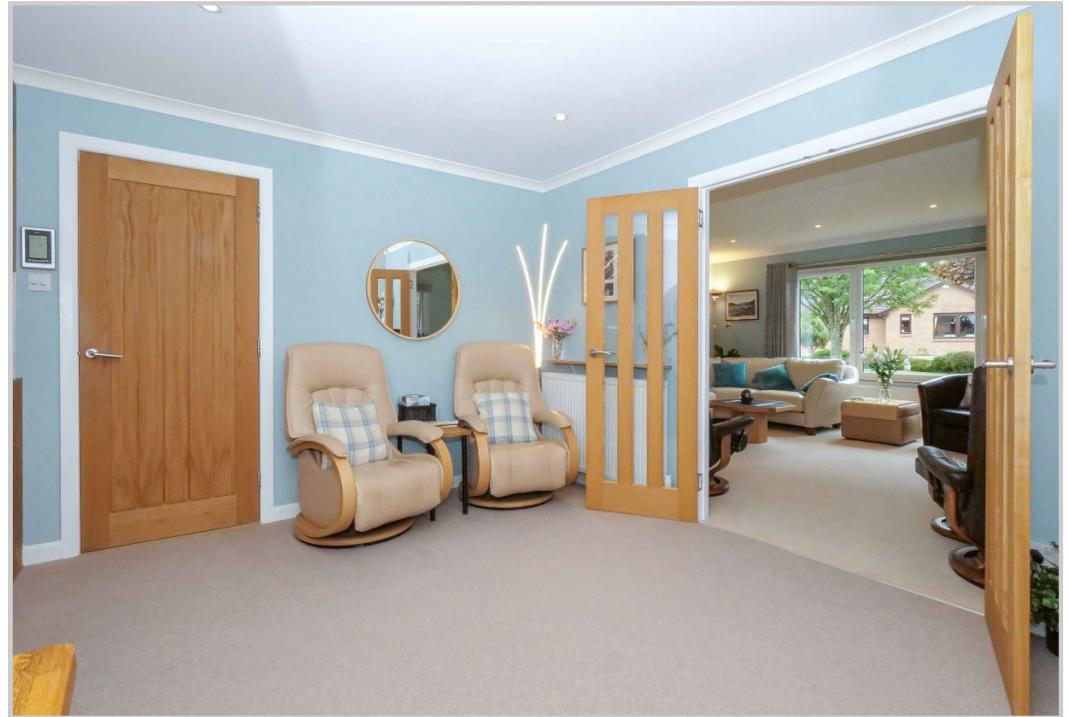
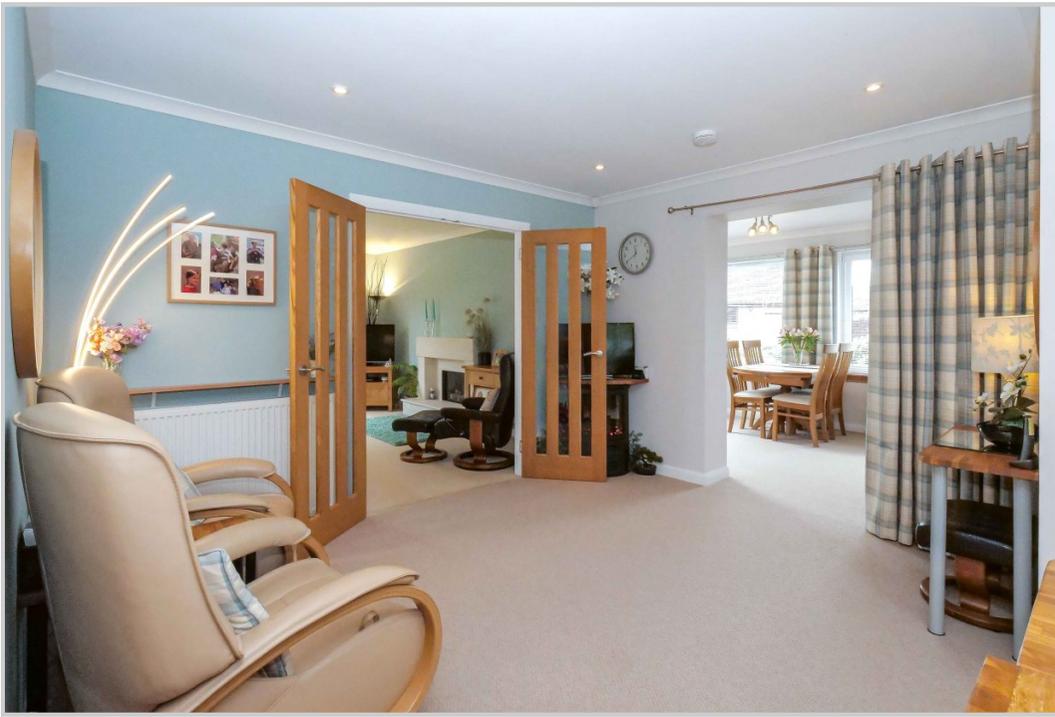
An immaculately presented and particularly substantial modern bungalow likely to be a popular addition to the market and early viewing is advised.





These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





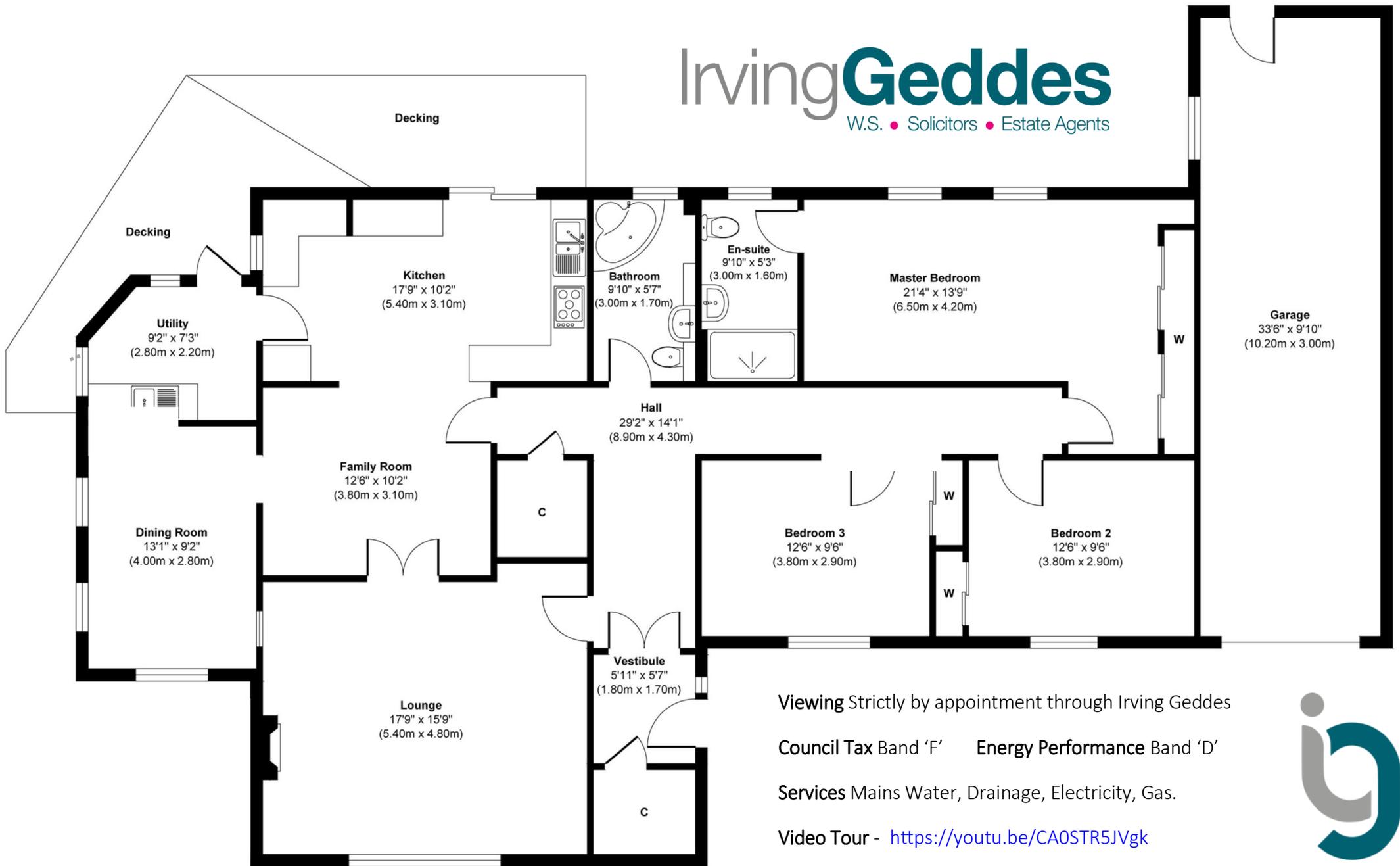












Viewing Strictly by appointment through Irving Geddes

Council Tax Band 'F' Energy Performance Band 'D'

Services Mains Water, Drainage, Electricity, Gas.

Video Tour - <https://youtu.be/CA0STR5JVgk>



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