

Simple Approach



**61 Feus, Auchterarder
Perthshire PH3 1DG**

Offers over £254,950

Simple Approach are delighted to welcome this newly renovated four bedroom house in the beautiful Town of Auchterarder to the Perthshire market. Boasting generous accommodation across two floors this stunning family home will provide comfortable living within a peaceful Town setting. Fantastic nearby local amenities will help to ensure this properties suitability for a wide range of buyers, offering primary and secondary education, restaurants and a vibrant High Street with ample shopping available. Across the ground floor there is a good-sized lounge with French Doors to the rear, as well as a further family room/dining room leading to a stunning dining kitchen, a separate WC and a double bedroom with new en-suite WC. On the upper level there are three further double bedrooms and stylish family bathroom completing the first level accommodation. Externally the property offers landscaped garden grounds which are very easily maintained and brand new timber fencing installed, along with on street parking readily available to the front. Viewing is absolutely essential to appreciate this pristine property, peaceful location and convenience that is on offer, as well as the immaculate decoration and quality of new fixtures and fittings throughout.

Lounge
12'2" x 16'5" (3.72m x 5.02m)

Dining Room/ Family Room
16'5" x 12'0" (5.01m x 3.67m)

Dining Kitchen
20'4" x 14'10" (6.2m x 4.54m)

WC
6'3" x 2'10" (1.93m x 0.87m)

Bedroom 1 (Ground Floor)
8'4" x 11'3" (2.56m x 3.43m)

En-Suite WC (Ground Floor)
2'4" x 4'9" (0.72m x 1.46m)

Bedroom 2
17'9" x 12'2" (5.43m x 3.71m)

Bedroom 3
10'11" x 7'8" (3.34m x 2.36m)

Bedroom 4
10'7" x 11'10" (3.23m x 3.63m)

Bathroom
6'11" x 12'1" (2.11m x 3.69m)

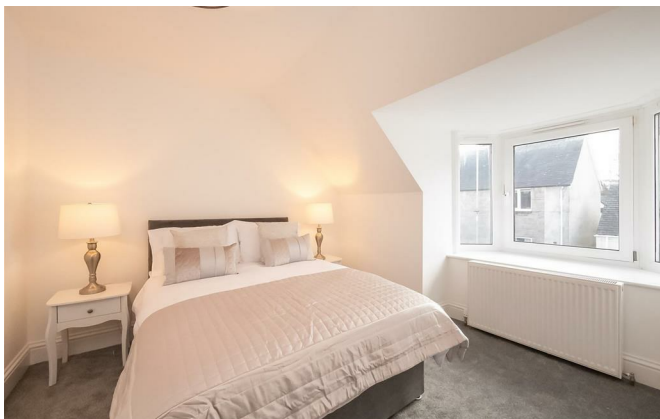
External
This property boasts ample on street parking to the front as well as an immaculately presented rear garden which is completely enclosed and fully landscaped to offer a very low maintenance outside space, with brand new timber fencing recently installed. The garden grounds offer ample space for outdoor furniture and truly is the perfect spot to entertain.

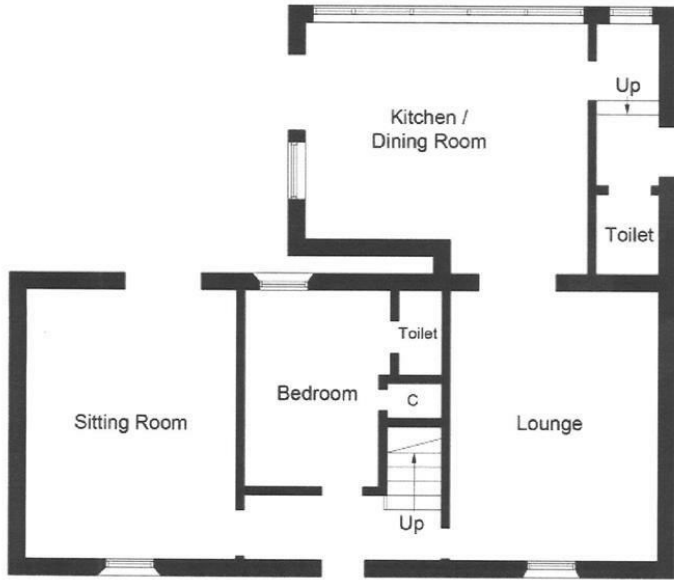
Location
The Town of Auchterarder is situated approximately 13 miles away from the City of Perth and is a highly sought-after area to live due to its picturesque surroundings and its idyllic situation for Golfers, with the famous Gleneagles Resort set just minutes away. The Town of Auchterarder provides 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



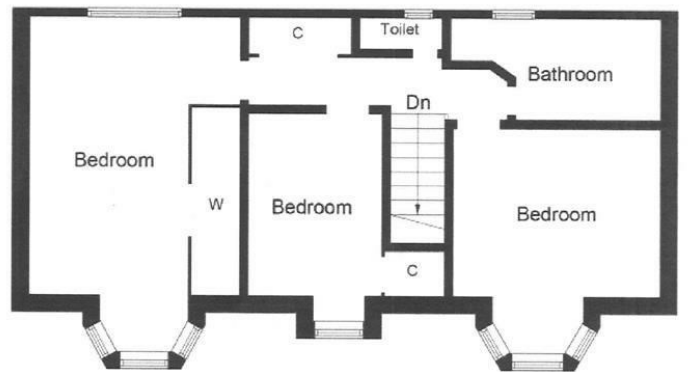


- Stunning Terraced Family Home
- Gas Central Heating & Double Glazing
- New Kitchen & Bathroom Fittings
- Sought-After Village Location
- Fully Enclosed, Low Maintenance Garden to Rear
- Four Double Bedrooms Across Two Floors
- Recently Renovated Throughout





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		