

Simple Approach



Estate Agents



**38 Guthrie Court, Auchterarder
PH3 1SD**

Offers over £249,950

Simple Approach are pleased to welcome this very well presented first floor flat on Guthrie Court to the residential sales market. This lovely property comes to the market in excellent move in condition and offers spacious accommodation throughout. This property is set within an established private residential area situated within the grounds of Gleneagles Hotel and Golf Complex along with enjoying the benefits of local amenities found in the nearby town of Auchterarder.

Guthrie Court comprises; a welcoming entrance hallway, a bright and spacious lounge with plentiful space for dining and a feature balcony with picturesque views, a good sized fitted kitchen, two generous bedrooms with a master ensuite and a further bathroom completes this lovely home. Practical attributes include electric panel heating, full double glazing throughout, a private garage and ample residential parking to the front. Viewing is essential to appreciate the overall size and beautiful location offer here at Guthrie Court, Gleneagles Village, Auchterarder.

Lounge

13'8" x 18'4" (4.17 x 5.61)

Kitchen

7'5" x 9'6" (2.27 x 2.91)

Master Bedroom

10'0" x 14'0" (3.07 x 4.29)

Master Ensuite

5'3" x 6'11" (1.62 x 2.11)

Bedroom Two

8'3" x 10'4" (2.53 x 3.15)

Bathroom

5'11" x 7'2" (1.81 x 2.20)





- Well Presented First Floor Apartment
- Two Generous Bedrooms With Master Ensuite
- Bright & Spacious Lounge
- Balcony With Picturesque Views
- Highly Sought After Location
- Electric Panel Heating & Double Glazing
- Private Garage & Residential Parking



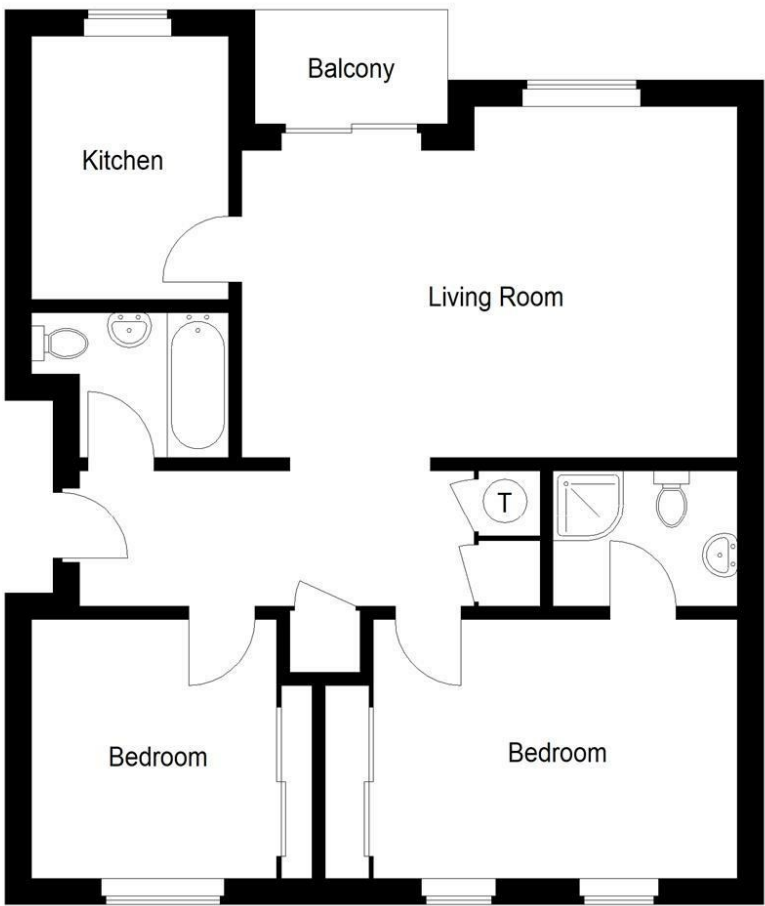
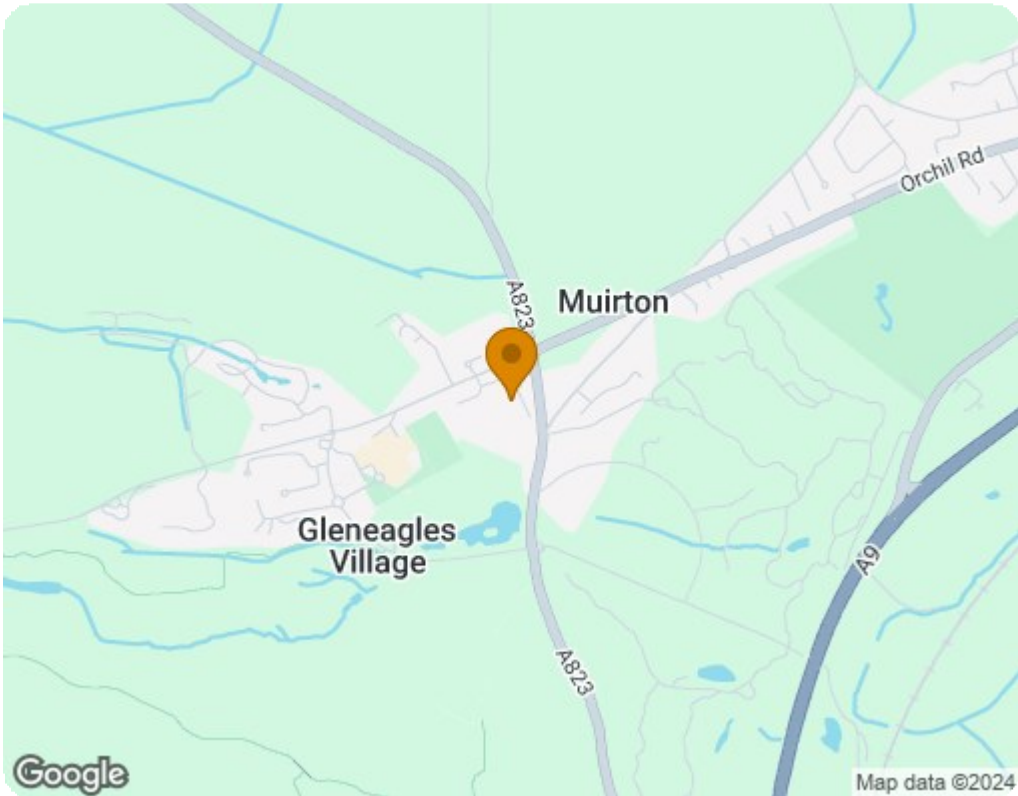


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1101653)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	69	68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		