

Simple Approach



16 Prestney Burn Road, Auchterarder
PH3 1QW

Offers over £257,950

Located in the desirable area of Prestney Burn Road, Auchterarder this immaculate modern three-bedroom house offers a perfect blend of comfort and style. Upon entering, you will be greeted by a spacious reception room that exudes a warm and inviting atmosphere, ideal for both relaxation and entertaining guests.

The property boasts a large lounge area along with a very unique American feel Diner kitchen - perfect for hosting, it also comes with three well-appointed bedrooms, including a master bedroom with an en-suite shower room, providing a private sanctuary for rest and rejuvenation along with a family bathroom.

This family home is complemented by gas central heating and double glazing, ensuring a cosy environment throughout the year.

One of the standout features of this home is the large private back garden, which is a true oasis for outdoor enthusiasts. The garden is thoughtfully designed with a delightful tiki bar and a deck area, perfect for hosting summer gatherings or simply enjoying a quiet evening under the stars.

This house is not just a place to live; it is a lifestyle choice, offering cool vibes in the welcoming community in Auchterarder. With its super modern feel and charming outdoor space, this property is an excellent opportunity for families or individuals seeking a tranquil yet vibrant living experience. Do not miss the chance to make this stunning house your new home.

Lounge
10'8" x 16'2" (3.26 x 4.95)

Kitchen/Diner
9'2" x 18'6" (2.81 x 5.66)

W/C
6'1" x 3'8" (1.86 x 1.12)

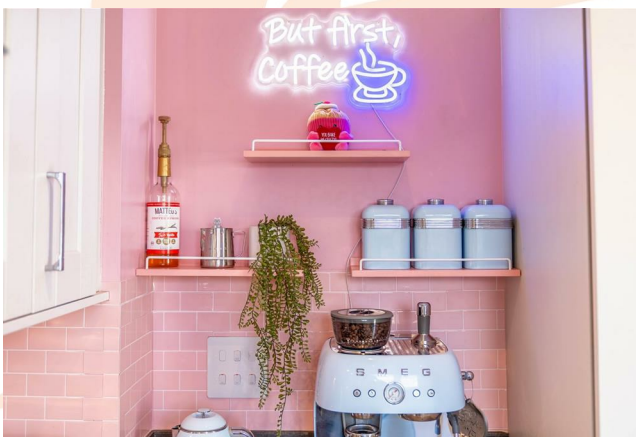
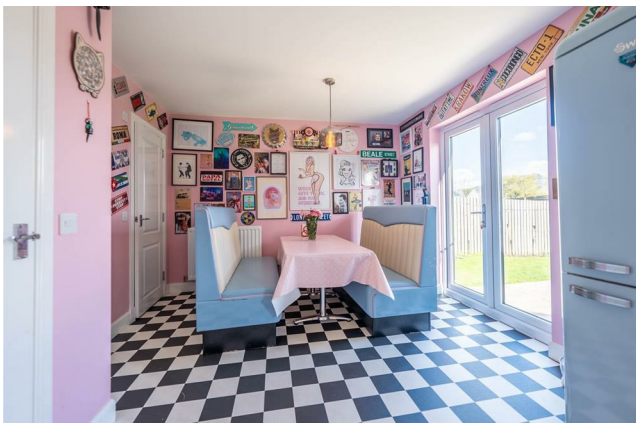
Master Bedroom
10'2" x 9'10" (3.10 x 3.02)

En-Suit Shower Room
6'10" x 4'10" (2.09 x 1.49)

Bedroom Two
8'2" x 10'11" (2.51 x 3.34)

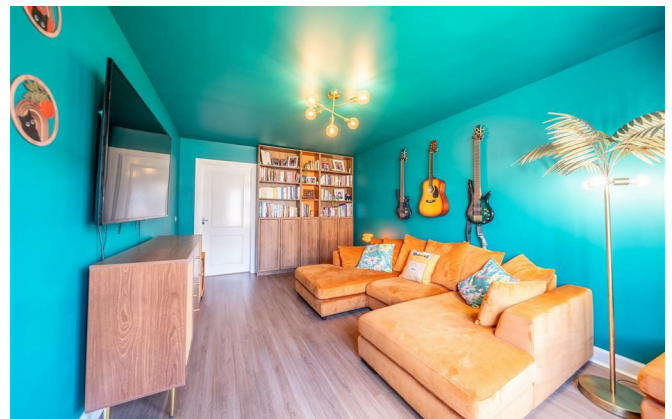
Bedroom Three
8'3" x 7'3" (2.52 x 2.21)

Family Bathroom
5'6" x 6'7" (1.70 x 2.03)





- Immaculate Move In Condition
- Gas Central Heating & Double Glazing
- Private Driveway And Allocated Parking
- Close To All Local Amenities
- Master En-Suite
- Think this might be the property for you? Contact our mortgage team to discuss your options!
- Three Spacious Double Bedrooms
- Private Front & Rear Garden



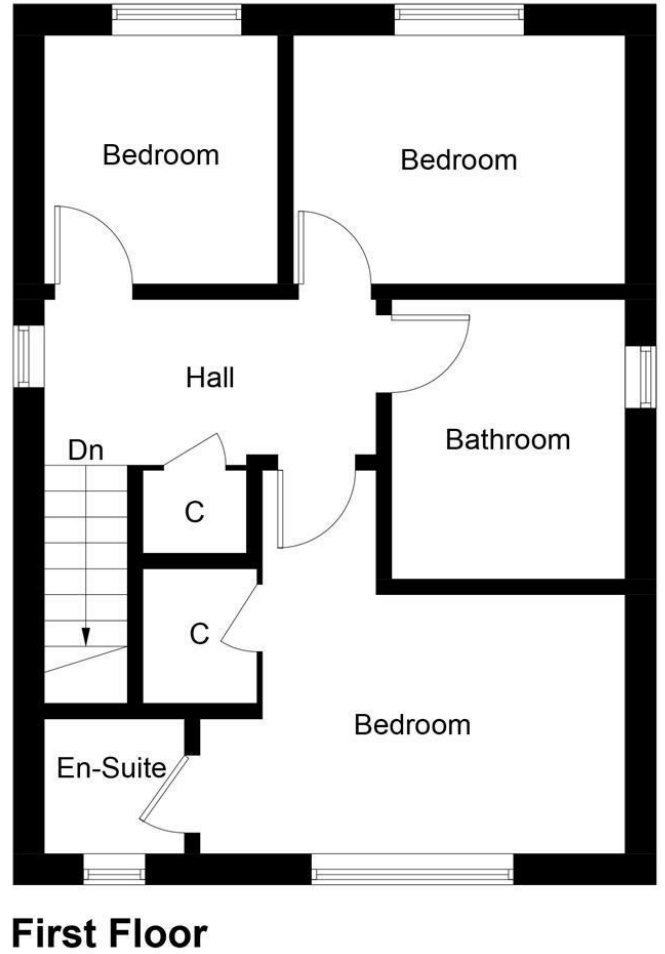
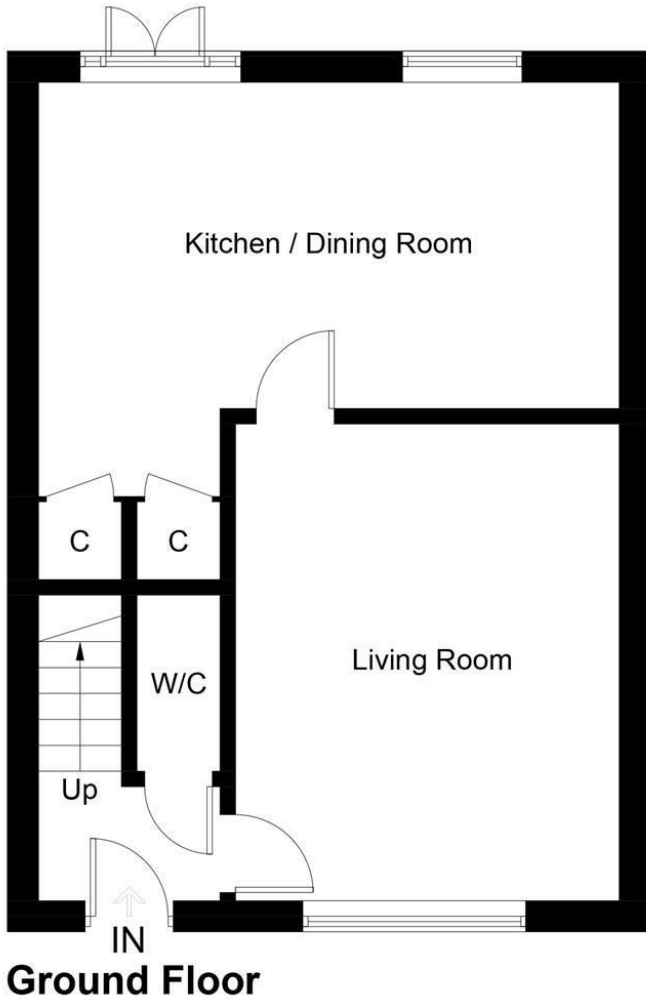
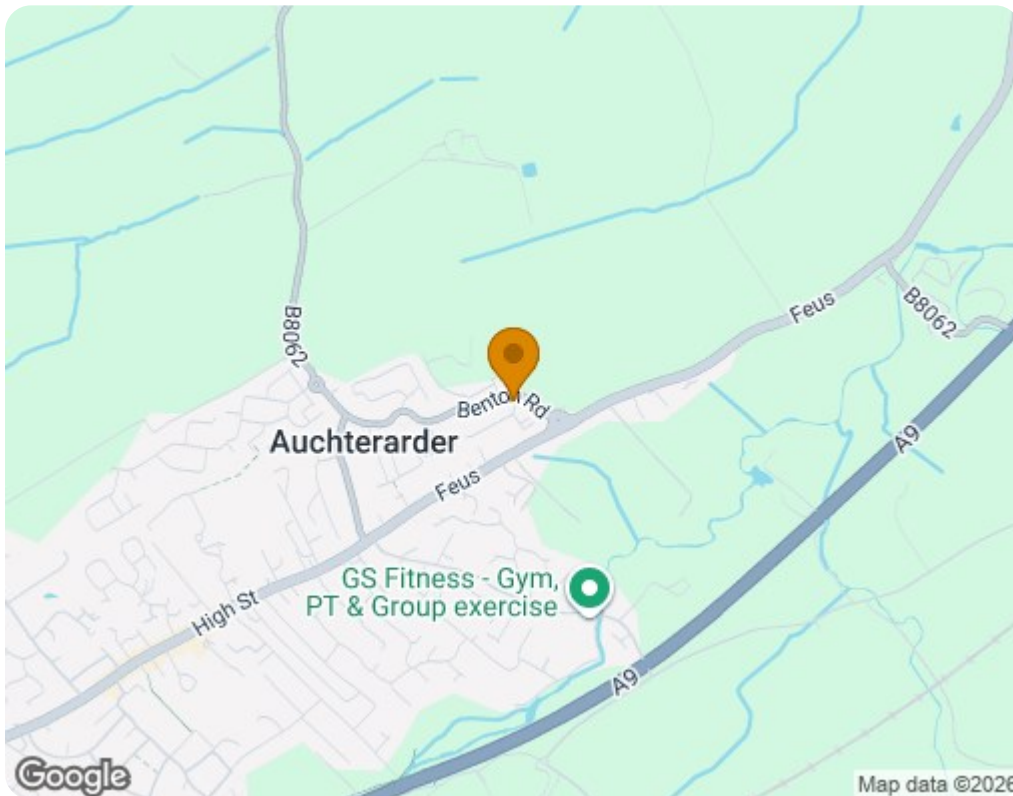


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1296676)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(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		83	83
(69-80) C			
(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	