



## 24 Glenorchil View, Auchterarder, PH3 1LU Offers Over £390,000



Positioned in a peaceful setting, the property benefits from open aspects and scenic views towards the Ochil Hills, adding to the sense of space and tranquillity. Just a short distance from Auchterarder's high street, local amenities, and within easy reach of Gleneagles, this property combines the charm of rural living with excellent convenience.

The home opens with a welcoming entrance hall leading through to a bright and airy dining area and a generous open-plan kitchen/living room, all finished with stylish Karndean flooring throughout. The contemporary kitchen is well-equipped with a range of integrated appliances, including a Bosch washing machine, built-in single oven, Hotpoint built-in coffee machine, Fisher & Paykel built-in double oven, Baumatic gas hob with extractor hood, a built-in dishwasher, and a wine rack. Leading on from the open-plan living space, you will find an additional room which is currently used as a games room. This versatile space could easily be adapted to suit a variety of needs, whether as a fifth bedroom, a home office, or an additional reception room. A utility room and a W.C. add convenience to the home.

The property features four spacious bedrooms, including a master with ensuite, while a well-appointed family bathroom completes the layout.

The property benefits from gas central heating and double glazing throughout.

Externally, the property is situated on a generous plot, offering a peaceful and private setting. The expansive garden is predominantly laid to lawn and features a decked area complete with a hot tub, which is included in the sale. The decked areas are accessible from the patio doors in both the games room and the dining room. To the front, a spacious driveway provides off-street parking for multiple vehicles. The property benefits from dual access via Tullibardine Road and Glenorchil View, with an additional driveway offering further off-street parking. A substantial outbuilding is also included, providing excellent potential as a workshop or a versatile storage solution.



- One of a kind extended bungalow
- Sought after location
- Open-plan living
- 2 driveways
- Sizeable plot
- Scenic views towards the Ochil Hills
- 4 spacious bedrooms
- Games room



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



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