



**Premier
Properties**
Perth



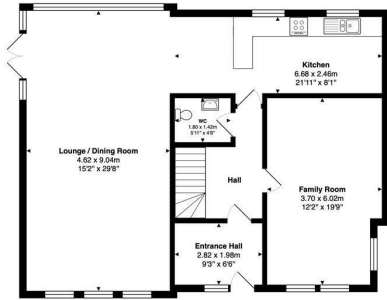
27 Airlie Court, Auchterarder, PH3 1SA

Offers Over £635,000

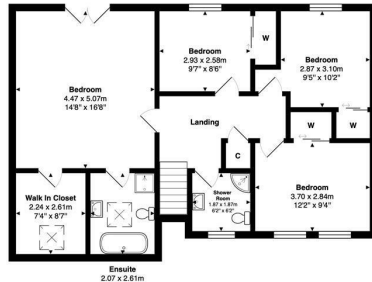
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- A pristine and beautifully presented four-bedroom detached villa, situated within a quiet cul-de-sac in the highly sought-after Gleneagles area of Perthshire.
- Within walking distance of the world-renowned Gleneagles Hotel and its prestigious golf courses. Finished to an exceptional standard throughout, with high-quality fixtures and fittings.
- Bright and spacious family room with direct access to the rear garden.
- Principal bedroom suite featuring a bespoke walk-in wardrobe with premium fitted storage, complemented by a stylish en-suite bathroom complete with a freestanding bath and separate shower.
- Beautifully landscaped gardens to the front and rear.
- Close to local amenities
- Easy access to transport links
- Quiet residential area
- Private paved driveway providing ample off-street parking for multiple vehicles.



Ground Floor



First Floor



Energy Efficiency Rating

Very energy efficient - lower running costs

Band	Running Costs
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)

Not energy efficient - higher running costs

Current: 66 Potential: 72

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

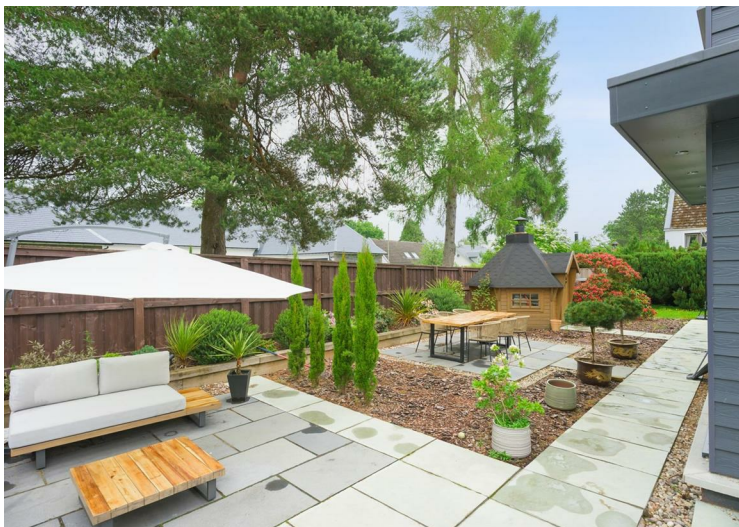
Very environmentally friendly - lower CO₂ emissions

Band	CO ₂ Emissions
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)

Not environmentally friendly - higher CO₂ emissions

Current: 57 Potential: 65

EU Directive 2002/91/EC



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