



4 Windsor Gardens, Gleneagles Village, Auchterarder, PH3 1QE

Offers over £259,950

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## 4 Windsor Gardens, Gleneagles Village Auchterarder, PH3 1QE

- Stunning ground floor apartment
- Large lounge
- Porcelanosa sanitary ware
- Double glazing
- Allocated parking
- 3 bedrooms 1 en-suite
- High-quality kitchen
- New wet electric central heating
- Completely modernised
- Prestigious location

This stunning 3 bedroom ground floor luxury apartment has recently undergone complete modernisation with works including new flooring, decorating of all rooms, new high-quality kitchen, Porcelanosa bathroom and en-suite plus a new wet electric central heating system. The property enjoys a very peaceful position within the world-famous Gleneagles resort and is just a stone's throw away from the hotel itself and its championship golf courses.

A well-maintained communal hallway is accessed via a secure entry system and gives access to the entrance to the property. It is entered into a hallway with a handy cloakroom WC. The large, impressive lounge has a bay window providing a lovely outlook over the attractive garden grounds and also gives access into the kitchen fitted with a contemporary range of base and wall units with integrated appliances. A central hallway gives access into a fantastic bathroom fitted with Porcelanosa sanitary ware and the three bedrooms including a master bedroom which also boasts it's own stylish en-suite shower room.

Externally there is allocated off-street parking plus visitor parking and use of the picturesque communal garden grounds which consists of lawn and woodlands.

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## Location

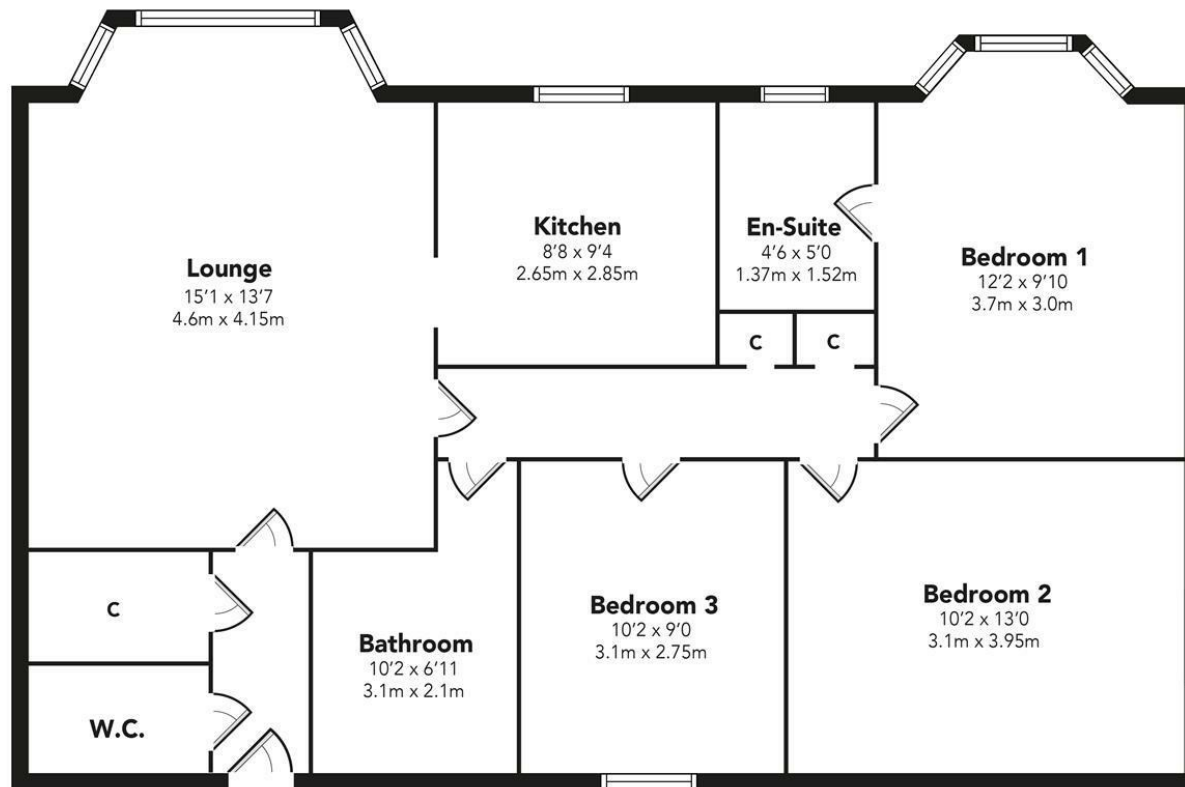
Gleneagles Hotel, with its excellent facilities, can be reached within a 5 minute walk and include three championship golf courses, swimming pool, gym, spa, shooting school, equestrian centre and restaurants including the two Michelin star Andrew Fairlie. Auchterarder lies about 1 mile distant and offers a range of good services and facilities to meet most day-to-day need including the Gleneagles Railway station to the south of the A9 with daily services north and south including a sleeper service to London. Perth is situated about 18 miles to the east and offers a range of local and national retailers, banks, restaurants, theatre, cinema, concert hall, library, railway and bus stations.



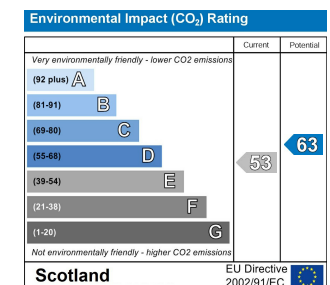
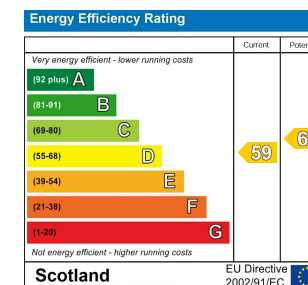








Floorplans are indicative only - not to scale  
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## Viewing

Please contact our Perth Office on 01738 260 035  
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.