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PROPERTY

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65 PARKSIDE
AUCHTERARDER
PH3 1GG





Built by Robertson Homes in 2016 is this beautifully appointed, four bedroom detached family villa set within a prime plot in a sought after development in the popular Perthshire town of Auchterarder.

The accommodation is deceptively spacious and extends to circa 1679 sqft and is formed over two floor levels. The property is presented in stylish, neutral tones throughout making this an ideal modern family home with flexible space depending on your family requirements. The property offers the perfect purchase for those seeking an immaculately presented property with all high quality internal fixtures and finishings already in place.





Accommodation in full comprises; Bright and welcoming central reception hallway with cloakroom WC off. The large front facing sitting room boasts large picture window overlooking the front garden and enjoying open views across the surrounding Ochil hillside. The dining room is located off via double glass doors and in turn leads through to the impressive open plan family room with vaulted ceilings to enhance the space and full wall window overlooking the rear garden along with double doors to outside. The stylish kitchen flows through from these superb reception rooms and is complete with a range of quality wall and base units and a range of integrated appliances including oven, hob and chimney hood. Stairs lead from the hallway to the spacious upper landing and four double bedrooms.







The principal bedroom benefits from an en suite shower room with fitted vanity unit and glass shower enclosure and a Juliet balcony boasting the same impressive views over the surrounding countryside. Bedroom 3 and 4 offer access to a luxury Jack & Jill shower room with coordinating double glass shower enclosure and velux window to enhance the natural light. A well appointed family bathroom with full wall tiling completes the accommodation.



To the front there is a private mono-bloc driveway allowing ample off-street parking leading to a large integral single garage with internal access. To the front of the property there is an attractive garden which is mainly laid to lawn with some colourful border planting. To the rear there is a fully enclosed and beautifully landscaped family garden with stone slabbed private patio and further raised composite decked patio for ease of maintenance and to enjoy the outdoors.

Auchterarder provides excellent day to day services including a supermarket, two butchers, bakery, post office, ironmonger, library, health centre and primary and secondary schooling, as well as a wide range of specialist shops. Nearby Gleneagles railway station provides daily services north and south, including a sleeper service to London, while Dunblane provides commuter services to both Edinburgh and Glasgow. Perth lies some 15 miles to the east and offers a broad range of national retailers, theatre, concert hall, cinema, restaurants and railway station.





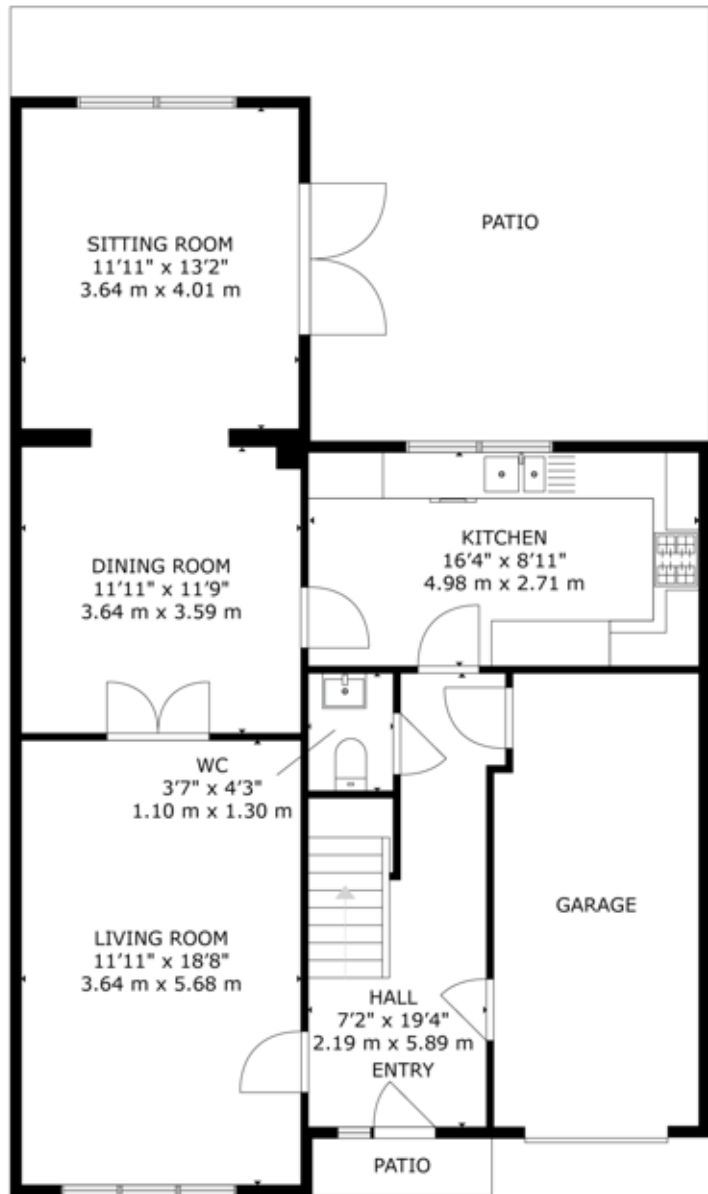


Key Features

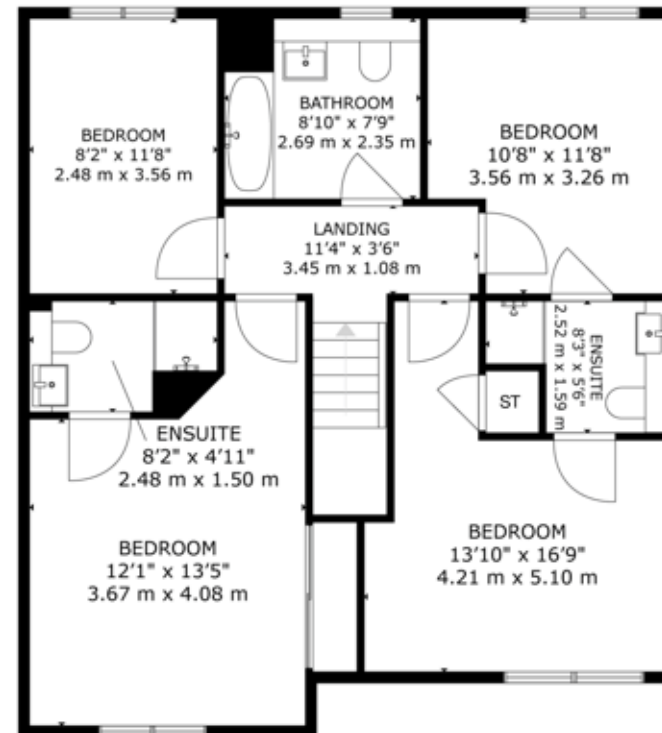
- A beautifully appointed detached family villa set within a prime plot.
- Four bedrooms (principal bedroom boasts an en suite shower room and Juliet balcony).
- Jack & Jill shower room in bedrooms 3 and 4
- Front facing sitting room boasts large picture window overlooking the front garden and enjoying open views across the surrounding Ochil hillside.
- Dining room which leads through to the open plan family room with full wall window overlooking the rear garden and double doors to outside.
- Stylish kitchen with a range of quality wall and base units and a range of integrated appliances.
- Well appointed family bathroom a
- Cloakroom WC large
- Attractive garden grounds with beautifully and fully enclosed landscaped family garden to the rear with stone slabbed patio and raised composite decked patio.
- Mono-bloc driveway and large integral single garage.
- EPC – B



The cities of Edinburgh and Glasgow can be reached in about an hour's journey by car, and provide international airports, railway stations and extensive city amenities. The world famous Gleneagles Hotel offers a wealth of facilities including three championship courses, The Kings, The Queens and the PGA Centenary, which was the course venue for the 2014 Ryder Cup. The leisure facilities are available to members and include a swimming pool, gym, spa, tennis and squash courts, together with an equestrian centre and shooting school. In addition, there are a number of bars, grills and restaurants including 'Andrew Fairlie at Gleneagles' which is a multi award winning restaurant with two Michelin stars.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 861 sq.ft, 80 m² FLOOR 2: 785 sq.ft, 73 m²
 TOTAL: 1646 sq.ft, 153 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Please note: all plans are for illustrative purposes only and should not be relied on a statement of fact. Measurements shown are taken from the widest points and areas with curved or angled walls are approximate.



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