

# The Pyghtle Broadfold, Auchterarder, PH3 1DR



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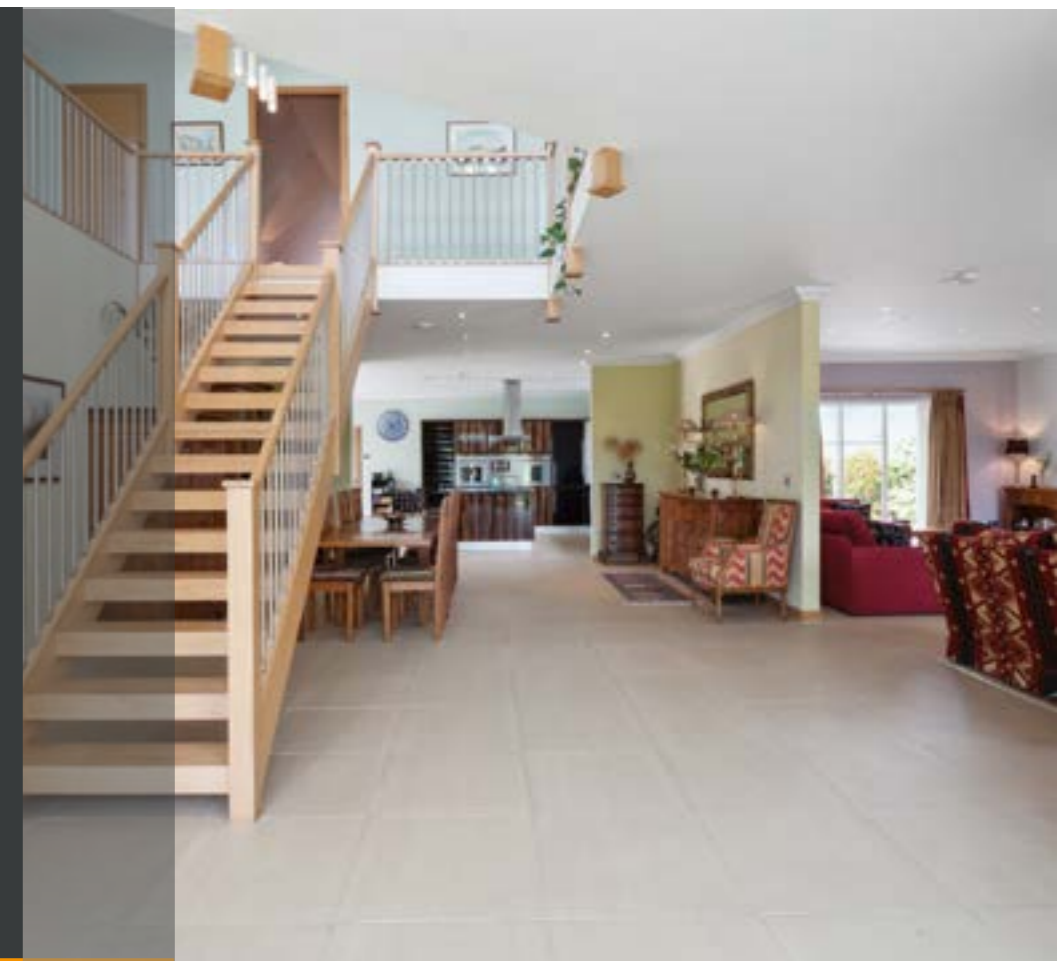
## The Pyghtle Broadfold, Auchterarder, PH3 1DR

- Stunning detached home close to Auchterarder
- Beautifully manicured garden grounds
- 4 double bedrooms 3 en-suite
- Fantastic countryside views
- Wealth of parking & integral double garage

- Highly energy efficient
- Easy access to travel links
- Notably high degree of privacy
- Presented in immaculate condition
- Floorspace extending to 317sqm/3412sqft

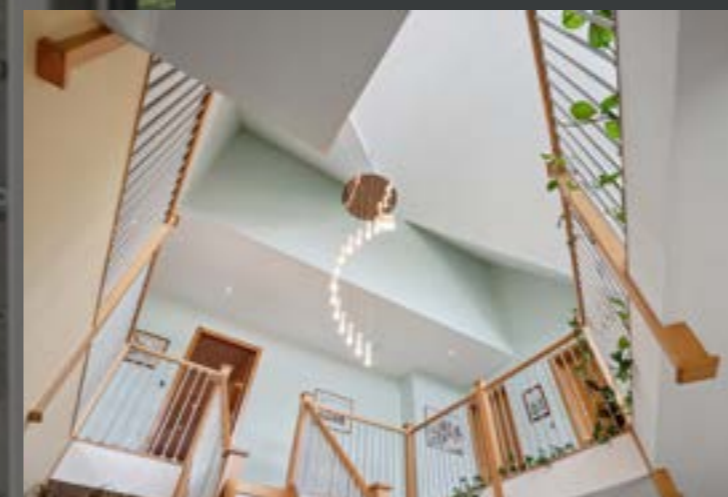
This immaculately presented and wonderfully spacious detached home enjoys a tranquil position within the small hamlet of Broadfold, just 2 miles from the vibrant Perthshire town of Auchterarder. Nestled within beautifully manicured and very generous garden grounds, this eye-catching and versatile home boasts notably light and airy accommodation across its two floors all set against the iconic backdrop of Craig Rossie and its surrounding hills. It also features plentiful bathroom facilities including 3 en-suites, air source heating, double glazing, a wealth of off-street parking including an integral double garage, excellent storage space and some fine country views.

Ground floor accommodation: Entrance vestibule opening into a large dining hall, spacious dual-aspect living room with wall-mounted feature fireplace, an en-suite double bedroom currently used as a sitting room, a stylish dining kitchen, separate utility room and a lovely bright garden room. On to the first floor there is a fantastic gallery landing providing spaces for home office working, a modern family bathroom, large master bedroom with its own en-suite shower room and spacious dressing room, a further en-suite double bedroom and an additional double bedroom. The property sits centrally within the beautiful and secluded garden grounds which are stocked with an array of colourful plants, hedging and shrubs. There are also some areas of lawn, a number of pleasant seating areas, a decked terrace, external store/sheds and raised flower/vegetable beds. A pillared entrance leads to a long driveway and the integral double garage equipped with power, lighting and remote-controlled door.





The Pyghtle Broadfold





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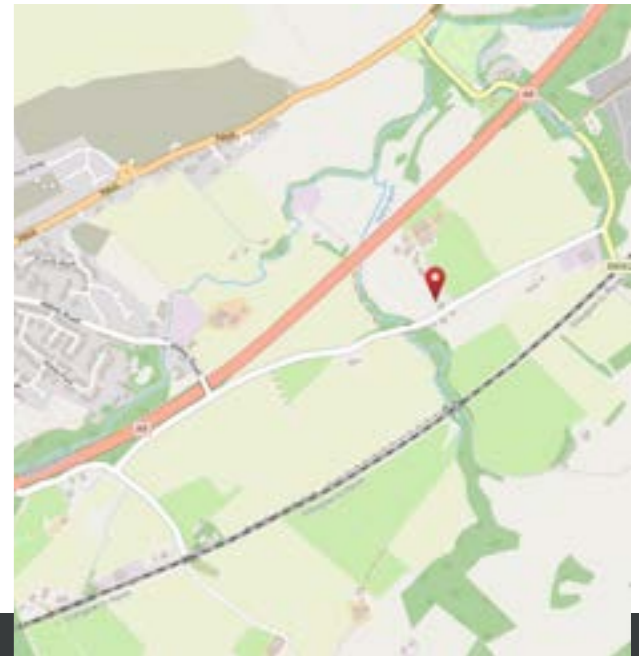




#### LOCATION

Auchterarder is situated nearby, with the High Street only a couple of miles away. The town provides good day to day services including a supermarket, two butchers, bakery, post office, health centre and primary and secondary schooling as well as a wide range of specialist shops. Nearby Gleneagles railway station runs daily services north and south, including a sleeper service to London, while Dunblane provides commuter services to both Edinburgh and Glasgow. Gleneagles Hotel offers a wealth of facilities including three championship courses: The King's, The Queen's and the PGA Centenary, which was the course venue for the 2014 Ryder Cup. Perth lies some 12 miles to the east and offers a broad range of national retailers, theatre, concert hall, cinema, restaurants and railway station.

The cities of Edinburgh and Glasgow are both under 46 miles away by road, and provide international airports, mainline railway stations and extensive city amenities. Independent schools in Perthshire include Morrison's Academy and Ardvreck in Crieff, Glenalmond just beyond; Craigclowan on the edge of Perth and Kilgraston and Strathallan near Bridge of Earn. Dollar Academy and Beaconsburst at Bridge of Allan are also within easy reach. The surrounding hills and glens offer many walks and the opportunity to enjoy the scenic beauty of the Scottish countryside and observe the native wildlife. Close to Gleneagles are Drummond Castle Gardens, regarded as among the finest gardens in Europe.





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All Measurements are Approximate Measurements are approximate. Not to Scale. For Illustrative purposes only.



GROUND REFERENTIAL AREA  
 FLOOR 1: 1,429 sq. ft. 133 m<sup>2</sup>; FLOOR 2: 1,424 sq. ft. 132 m<sup>2</sup>  
 ENCLOSED AREA - GARAGE: 360 sq. ft. 33 m<sup>2</sup>  
 TOTAL: 3,218 sq. ft. 298 m<sup>2</sup>

SEEK 440-000000000 AND 000000000, ACTUAL MAY VARY

