

Balerno 9 Townhead, Auchterarder, PH3 1AH





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- Impeccably refurbished home
- 4 bedrooms 3 bathrooms
- High-end kitchen
- Luxuriously appointed bathrooms
- Beautifully landscaped rear garden
- Double glazing
- Gas central heating
- Extensively modernised
- Located in a desirable area
- Move-in ready

Welcome to Balerno - a truly exceptional residence that combines modern luxury with timeless charm. This beautifully refurbished home offers an impressive blend of space and comfort, featuring 4 generously sized bedrooms, 3 contemporary bathrooms, and 2 spacious reception rooms perfect for both family living and entertaining. Every inch of this property has been meticulously modernised to the highest standards, ensuring a seamless blend of contemporary amenities and classic character. The state-of-the-art kitchen is a culinary dream, designed with high-end finishes and appliances that elevate daily living. The luxurious bathrooms further enhance the sense of sophistication, providing a spa-like retreat within your own home.

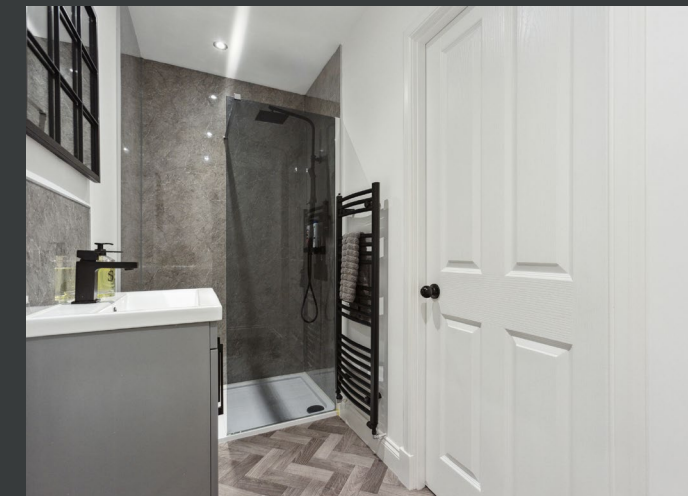
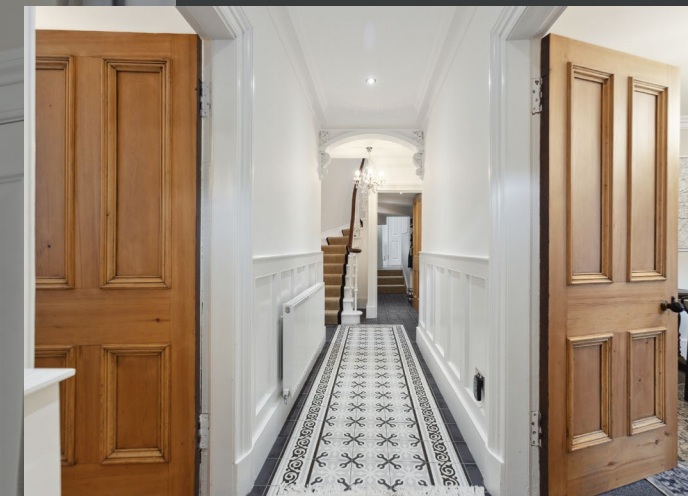
A key highlight of this property is its ability to retain its original charm while offering the convenience and style of modern living. The beautifully landscaped rear garden serves as a serene oasis, offering a tranquil space to relax, unwind, or enjoy outdoor dining. Generous room proportions throughout the house ensure ample space for every member of the family. Whether you're hosting gatherings in the elegant reception rooms or seeking a peaceful escape in one of the private bedrooms, this home is designed to cater to your every need. Experience the perfect balance of luxury and comfort at Balerno in Auchterarder - a home where every detail has been thoughtfully crafted to offer an exceptional living experience.

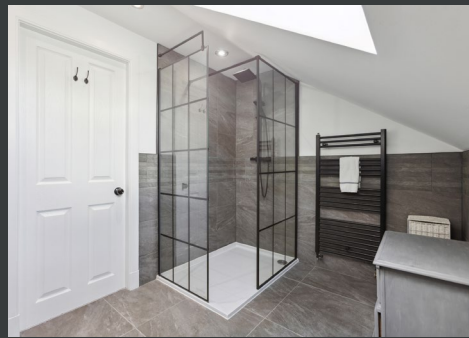




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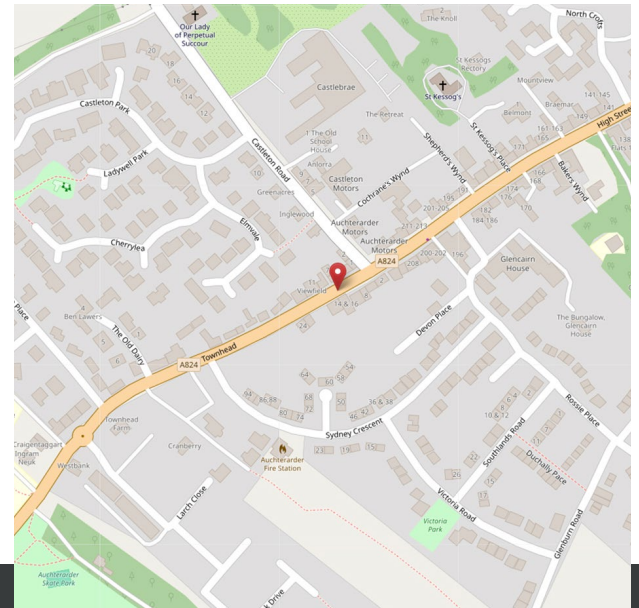


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LOCATION

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 and commuter services to both Edinburgh and Glasgow. Excellent local private schools include Craigclowan, Kilgraston, Strathallan and Morrison's Academy. There is a direct link via the A9 to Stirling and thereafter the M9/M80 to Glasgow, the A9 north to Inverness and the A90 dual carriageway east to Dundee. Glasgow Airport is around 30 miles away, Edinburgh Airport is about 40 miles away and there are direct flights from Dundee Airport to London also. 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 12 miles to the east and offers a broad range of national retailers, theatre, concert hall, cinema, restaurants and railway station.



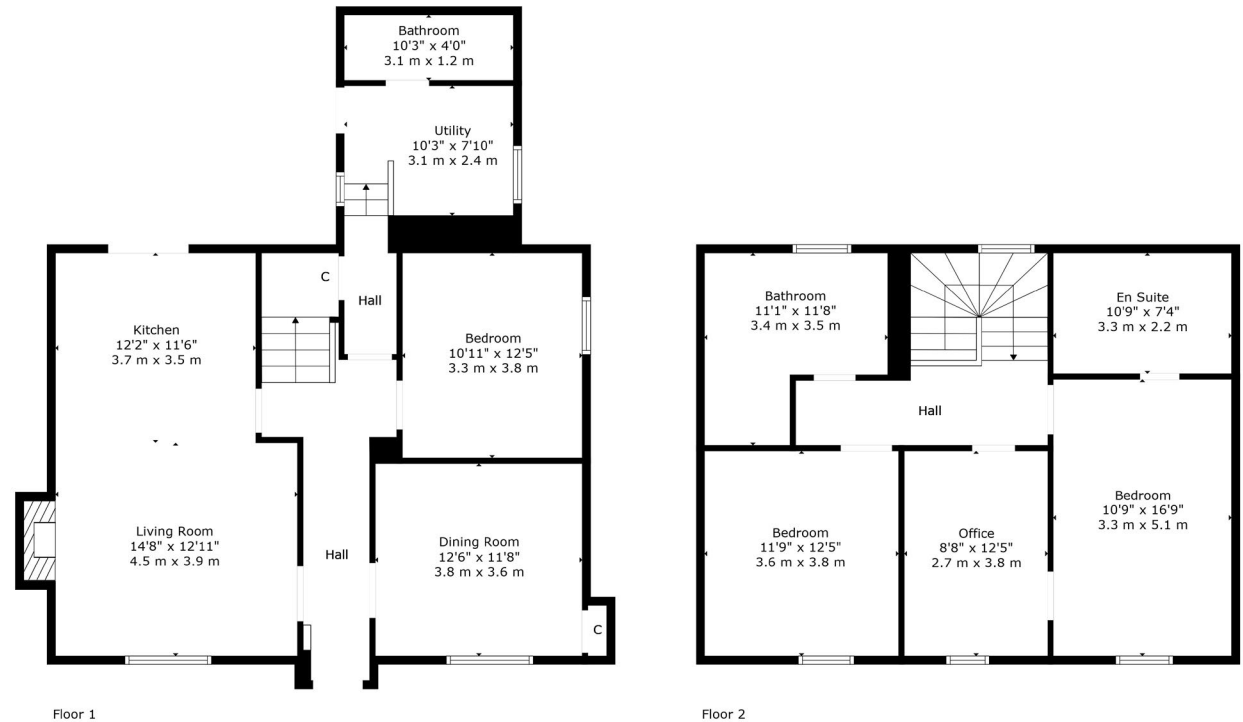


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All Measurements are Approximate Measurements are approximate. Not to Scale. For illustrative purposes only.



TOTAL: 1656 sq. ft, 154 m2
 FLOOR 1: 939 sq. ft, 87 m2, FLOOR 2: 717 sq. ft, 67 m2
 EXCLUDED AREAS: FIREPLACE: 11 sq. ft, 1 m2, LOW CEILING: 61 sq. ft, 6 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>