

# 20 Sandy Gunn Road, Auchterarder



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*Welcomed to the market is Plot 43 a double-fronted, one-and-a-half storey, three-bedroom cottage provides a unique, welcoming home that is designed for comfort.*

*The delightful Gainsford presents all the principal accommodation on the ground floor including a spacious, welcoming living room, superb open-plan kitchen/dining and the master bedroom. The stylish kitchen/dining area includes French doors leading to the garden for alfresco dining. It comes complete with a range of premium appliances including stainless steel gas hob, multi-function oven, cooker hood and fully integrated fridge/freezer. Off the kitchen there is a convenient utility room with direct access to the garden, and a handy ground floor cloakroom adjacent to this rear door. The impressive and light master double bedroom on the ground floor is complete with a large walk-in wardrobe and stylish en-suite shower room with a walk-in shower and fitted mirror. Upstairs, there are two more spacious double bedrooms which share a well-appointed bathroom. The upstairs landing also features a bright and convenient IT area.*

*Surrounding the property will be a private south facing garden with French doors leading to the open plan kitchen, finished with a detached garage.*









# HALLIDAY HOMES

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PROPERTY AND  
ESTATE AGENTS

## ALL ENQUIRIES

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