

11 Buchany Burn Road, Auchterarder





3 Bed | 2 Bath | 95m2

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11 Buchany Burn Road

A beautiful modern 3 bedroom house in a superb setting, enjoying a fine and quiet corner plot within a highly desirable locale of Auchterarder. Family friendly, this cube designed house on Buchany Burn Road is located in a popular residential development in a friendly residential community. There is schooling close by at both primary and secondary levels.

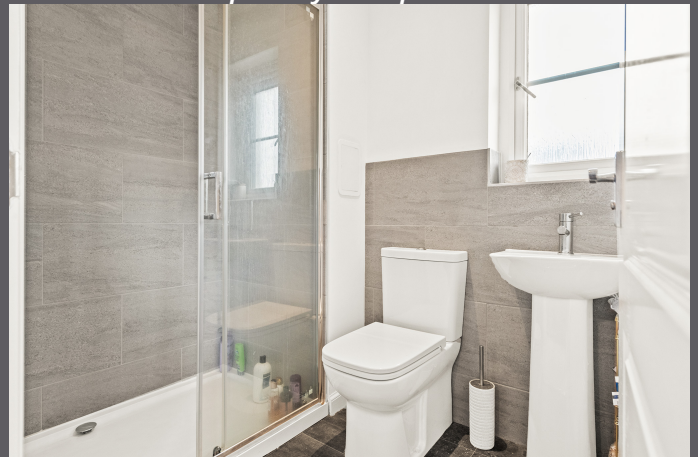
Internally the stylish and well-proportioned living accommodation comprises of: reception hall, WC, good-sized dual aspect lounge, open plan kitchen/diner with French Doors to the garden, utility room with storage cupboard.

Upstairs the principal bedroom has well fitted storage with a mirrored wardrobe and small walk in wardrobe as well as an en-suite shower room. Along the landing are 2 further bedrooms (bed 2 with fitted wardrobe) and the family bathroom which incorporates fitted vanity furniture providing useful storage and worktop space.

All rooms are well presented with fresh tasteful décor, complimented by quality fixtures and fittings which are included in the sale. Low maintenance and low cost to run - the house has solar panels on the roof. Specification is to an uncompromising standard and includes quality kitchen, bathroom and en-suite fittings, warmth is provided by a gas fired central heating system and double glazing is installed. Loft space is partially floored and accessible from the upper landing.

A stunning deck leads out to a low maintenance garden. Contemporary horizontal fencing allows for a high degree of privacy and the garden has been designed predominantly for ease of maintenance. The house is situated on a preferred sunny corner plot, with south-west aspects meaning it gets the sun all day and evening.

There is also private residents parking for 2 residents and plenty of space for visitors







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