Premier Properties
Perth



19 Albion Avenue, Auchterarder, PH3 1QX

Fixed Asking Price £425,000

4 2 1

At the heart of the home is a stunning open-plan kitchen and lounge, creating a bright and sociable living space. The contemporary kitchen is fitted with premium Bosch appliances and seamlessly connects to the living area, while French doors open onto the patio and rear garden, effortlessly blending indoor and outdoor living. A separate dining room offers the perfect setting for formal meals and special occasions.

The ground floor also benefits from a convenient WC and a well-appointed utility room with direct access to the double garage, providing excellent storage and everyday practicality.

Upstairs, the property boasts four spacious double bedrooms, including a superb master bedroom complete with a stylish en-suite. The contemporary family bathroom features both a bath and a separate shower, complemented by quality fitted vanity units for a sleek, modern finish.

Outside, the generous patio area provides an ideal space for al fresco dining and entertaining, while the double garage offers ample parking and additional storage.

Finished to a high specification throughout, this outstanding new build home combines elegant design with quality fixtures and fittings, creating the perfect place to enjoy modern family life.

Ideally situated in the attractive Perthshire town of Auchterarder, the property enjoys easy access to an excellent range of local amenities. The town offers a selection of independent cafés and restaurants, a supermarket, health centre, and highly regarded schooling, making it an ideal location for families, professionals, and retirees alike. Auchterarder also benefits from excellent transport links, providing convenient access to Perth, Stirling, Edinburgh, and Glasgow while retaining its welcoming small-town charm.

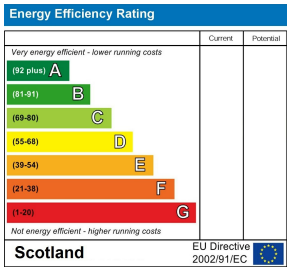
Housetype – The Balgarvie.

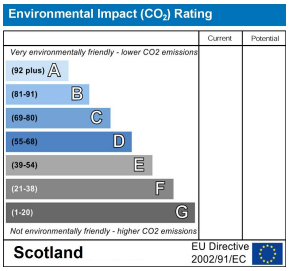
• 10 year NHBC Building Warranty.

Whether you are looking to settle down or invest in a promising property, this home in Auchterarder is sure to impress. Don't miss the chance to make this stunning new build your own.

- 4 spacious double bedrooms
- Luxury German kitchen
- Modern open-plan design
- Double garage
- French doors to garden
- Patio for outdoor dining
- Close to Gleneagles station
- Easy access to major cities
- Integrated Bosch appliances included
- 10 year NHBC Building Warranty















These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

45 King Street, Perth, PH2 8JB
T. 01738 44 22 55 | **E.** sales@premierpropertiesperth.co.uk
www.premierpropertiesperth.co.uk