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Shand Place, Auchtermuchty

Offers over £342,995

Shand Place, Auchtermuchty

Exceptional Stunning Executive 4-Bedroom Detached Villa with Driveway & Large Single Garage. Situated In The Sought After Area Of Auchtermuchty!

Situated within the highly sought after Eden Brook development in Auchtermuchty, this exceptionally spacious 4 Bedroom Detached Villa offers contemporary family living in a picturesque setting at the foothills of the Lomond Hills. Built by the renowned Quale Homes in 2024, "The Pinehurst" combines high quality craftsmanship with spacious, stylish interiors and outstanding energy efficient features.

The welcoming spacious entrance hallway leads to a bright and generous lounge, impressive open-plan kitchen, dining, and family area, complete with a central island. A large separate utility room and spacious ground floor WC add to the home's practicality. Upstairs, you'll find four well-proportioned bedrooms, including Master Bedroom with En-suite and Large Walk-in Dressing Room. Further Bedroom, fitted wardrobes and 2nd En-Suite Shower room, a further 2 spacious double bedrooms one with fitted wardrobes. Modern family bathroom.

Externally, the property boasts a mono-block driveway providing parking for approximately 3/4 vehicles (with room to extend), a large spacious single garage, Generous rear garden grounds with patio areas and Astrotruf, keeping the garden easy maintenance. Gas central heating, anthracite windows and external doors, solar panels, a 10-year premier warranty. Located within easy reach of local amenities while surrounded by stunning countryside. Early viewing is highly recommended to appreciate everything this exceptional family home has to offer.

Home Report Value: £360,000
EPC Rating: C
Council Tax Band: E

Auchtermuchty is an historic town nestling in the hills of north-east Fife and situated on the edge of the Howe of Fife (approximately 30 miles north of the Forth Road Bridge and within easy reach of Edinburgh, Glasgow, Dundee, Perth and St. Andrews. Aberdeen is only an hour and a half away by car and Inverness takes just over two hours.) Auchtermuchty has a strong sense of community, sustaining several sports clubs, and an active theatre group. These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurements to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.

SITUATION - Auchtermuchty

ENTRANCE HALLWAY

LOUNGE 15'1" x 10'7" (approx) (4.62m x 3.23m (approx))

OPEN PLAN KITCHEN/DINER/FAMILY AREA
17'6" x 15'1" (approx) (5.34m x 4.61m (approx))

UTILITY 9'4" x 6'9" (approx) (2.86m x 2.06m (approx))

CLOAKROOM W/C
5'5" x 5'4" (approx) (1.66m x 1.64m (approx))

STAIRS TOO UPPER LEVEL

BEDROOM 1 12'11" x 12'11" (approx) (3.95m x 3.96m (approx))

EN-SUITE SHOWER ROOM
8'3" x 5'0" (approx) (2.52m x 1.53m (approx))

BEDROOM 2 10'7" x 10'7" (approx) (3.25m x 3.23m (approx))

EN-SUITE SHOWER ROOM
10'6" x 4'0" (approx) (3.22m x 1.22m (approx))

BEDROOM 3 12'8" x 8'11" (approx) (3.88m x 2.73m (approx))

BEDROOM 4 11'1" x 9'10" (approx) (3.38m x 3.00m (approx))

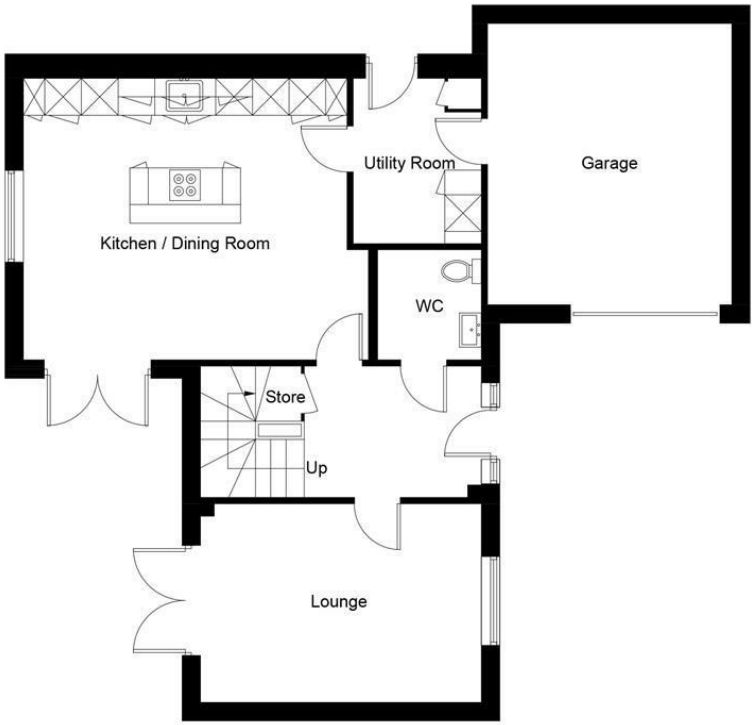
FAMILY BATHROOM
6'11" x 5'6" (approx) (2.12m x 1.70m (approx))

LARGE SINGLE GARAGE
18'0" x 12'5" (approx) (5.51m x 3.80m (approx))

3/4 CAR DRIVEWAY APPROX

FRONT, SIDE AND REAR GARDEN GROUNDS

INFORMATION



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1325516)

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