

41 Strathallan Way

AUCHTERARDER, PERTSHIRE, PH3 1GR



*EXECUTIVE SPACE IN A SOUGHT
AFTER PERTSHIRE SETTING*



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McEwan Fraser Legal is delighted to present this 5-bedroom villa in Auchterarder. Executive living with space for every stage of family life. Some homes stand out for their finish; others for their space. This impressive detached residence in Auchterarder offers both a sense of scale and the flexibility to accommodate the way modern families really live. Arranged over two floors, the property provides five bedrooms, three bathrooms or shower facilities, two separate reception rooms and a generous kitchen and dining room, complemented by a detached double garage and private garden grounds.

Set within an established modern residential development, the house has the proportions and versatility to suit a growing family, those who regularly entertain or anyone seeking a substantial home with room to adapt over time.

The entrance hallway creates a welcoming introduction and leads through to two distinct reception rooms. The principal living room provides a comfortable space in which to unwind, while the separate sitting room offers welcome flexibility. It could serve as a quieter retreat, a formal reception room, a television room or an elegant space for entertaining, allowing different areas of the house to be enjoyed independently.





The kitchen and dining room forms the natural hub of everyday life, with space to bring family and friends together over meals, conversation and relaxed weekends at home. A separate utility room helps keep household tasks discreetly out of the main living space, while a ground floor WC is a valuable practical addition.

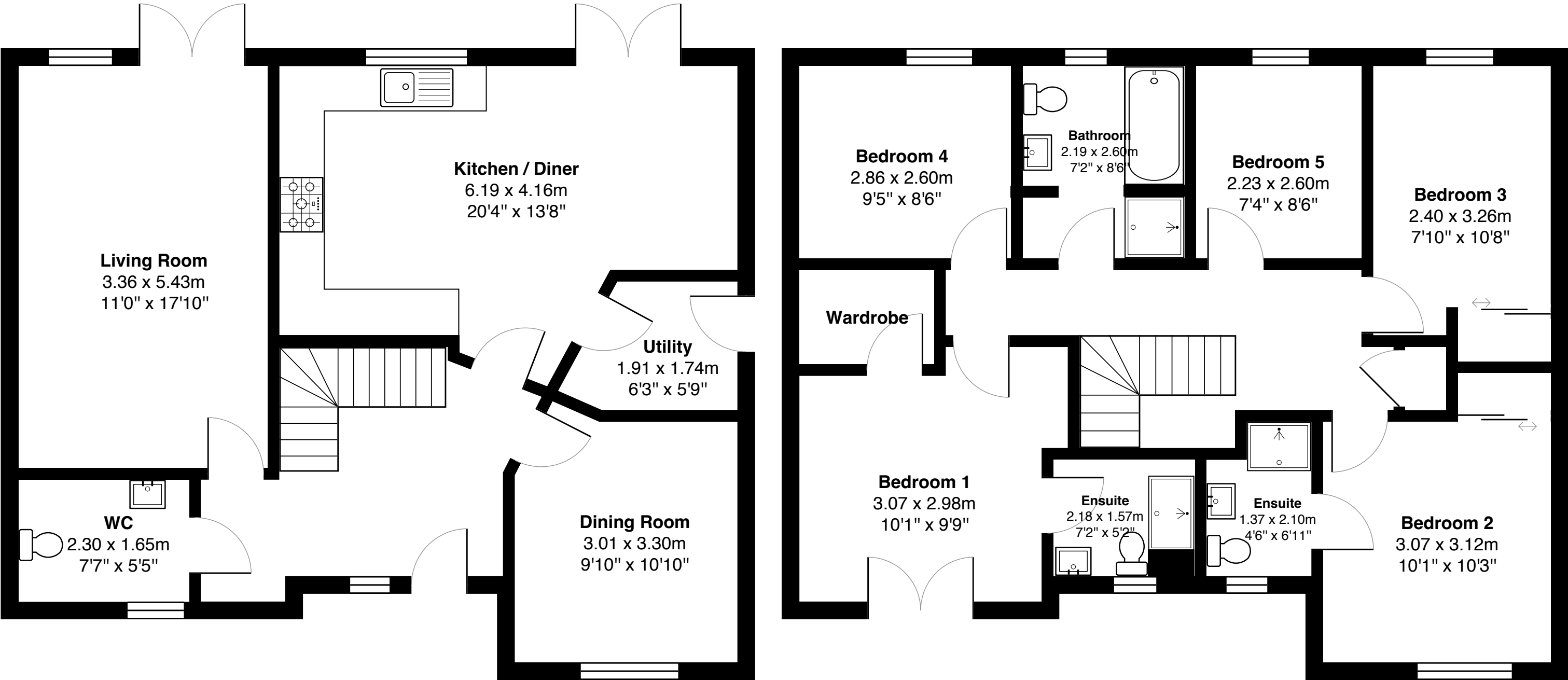


Upstairs, the accommodation is particularly impressive. The principal bedroom benefits from both a dressing room and its own en suite shower room, creating a private space with a welcome sense of separation from the rest of the house. A second bedroom also enjoys an en suite shower room, offering an excellent arrangement for older children, visiting family or guests who appreciate their own facilities.





Three further bedrooms provide considerable flexibility, whether required for family members, guests or dedicated home working. One of the front bedrooms features a Juliet balcony, adding an attractive architectural detail and a sense of openness. A family bathroom serves the remaining bedrooms, with heated towel rails fitted in the bathroom and both en suites.



Gross internal floor area (m²): 150m²
EPC Rating: C



Outside, the property continues to deliver on practicality and space. Garden grounds extend to the front, side and rear, predominantly laid to lawn and offering scope for outdoor dining, relaxation and family activities. Stone walling, timber fencing and established hedging provide definition to the boundaries, while the monoblock driveway offers off-street parking and leads to a detached double garage.

The garage is a particularly valuable feature, providing secure accommodation for two vehicles alongside potential space for bicycles, outdoor equipment and the additional storage that comes with family life. Its block construction, pitched tiled roof and electric up-and-over door complete a useful addition to this substantial home.

Comfort and energy provision have also been considered, with a hybrid heating system combining a gas-fired boiler and an air source heat pump serving radiators. The hot water system incorporates an insulated cylinder with an immersion heater. This combination offers a contemporary approach to heating, with the precise operation and efficiency dependent on the system's configuration and use.





The location adds another dimension to the property's appeal. Auchterarder is a highly regarded Perthshire town, known for its attractive setting, established community and convenient access to the wider area. Local shops, schools and everyday services are within easy reach, while road connections make travelling towards Perth, Stirling and the Central Belt straightforward.

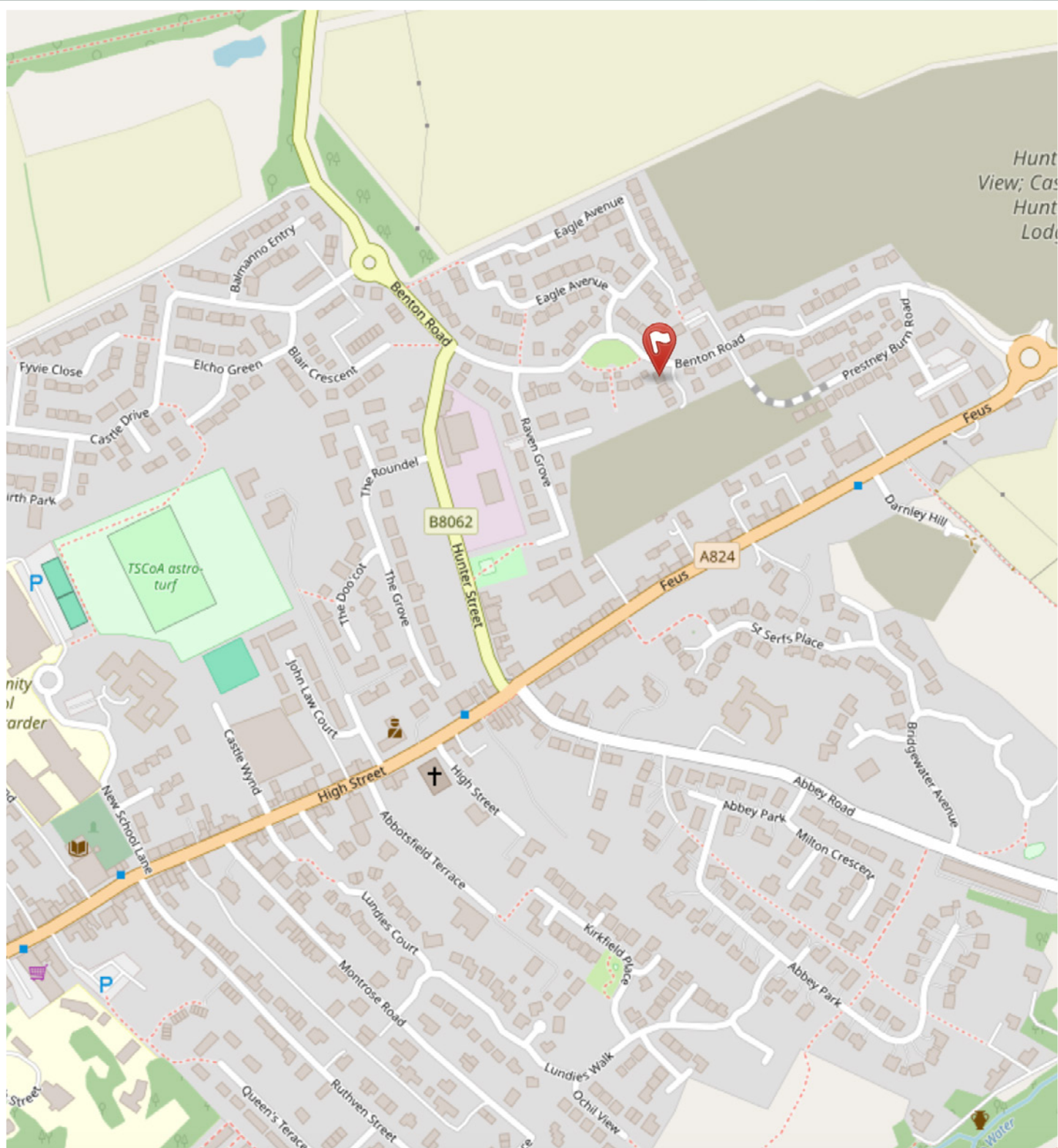
For buyers seeking a substantial home with room to grow, space to entertain and the flexibility to accommodate changing needs, this is a compelling proposition. Five bedrooms, two en suites, multiple reception spaces, a detached double garage and private gardens combine to create a residence that offers both immediate comfort and the potential to serve as a long-term family home.



Auchterarder is one of Perthshire's best known residential towns, combining an attractive High Street, an established community and access to some of central Scotland's finest countryside. Its appeal lies in the balance it offers: a relaxed town atmosphere, useful local amenities and excellent connections for those who travel regularly for work or leisure. The town's High Street provides a range of independent shops, cafés, restaurants and everyday services, while supermarkets and other practical amenities make day to day life convenient. Families benefit from local schooling, with the wider area offering additional educational and leisure facilities within a reasonable travelling distance.



Auchterarder is internationally recognised as the home of Gleneagles, with its renowned golf courses, hotel, dining and leisure experiences adding to the area's prestige. The surrounding landscape offers opportunities for walking, cycling, golf and exploring the Perthshire countryside. For commuters, the town is well placed for road travel towards Perth and Stirling, with onward connections to Edinburgh, Glasgow and the wider Central Belt. Gleneagles Railway Station, located outside the town, provides rail connections for journeys north and south, while nearby Perth offers a broader range of shopping, professional services and cultural attractions.



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