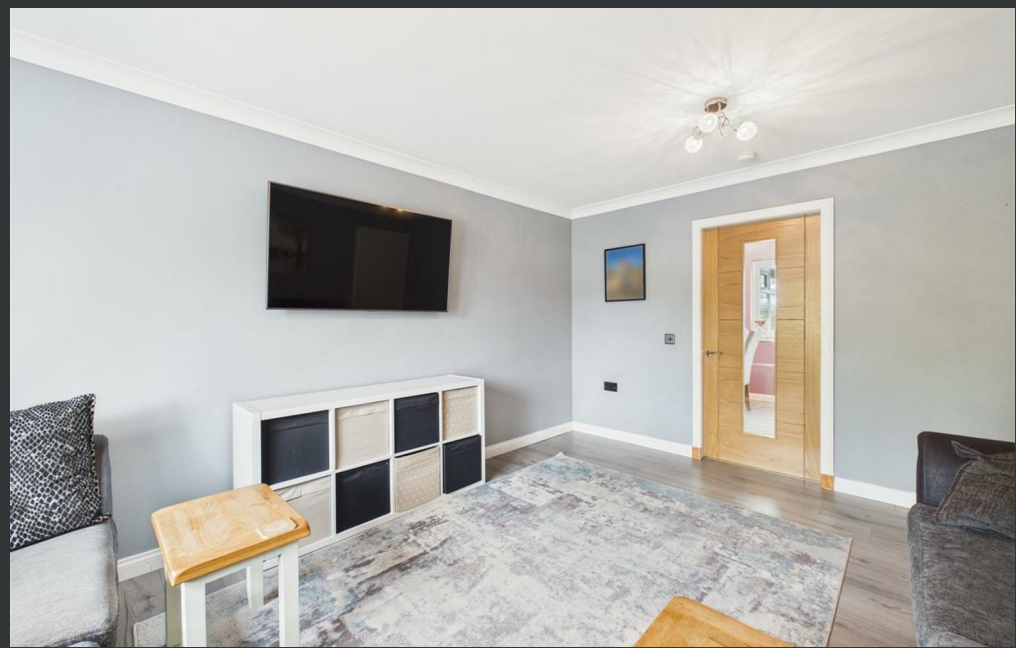
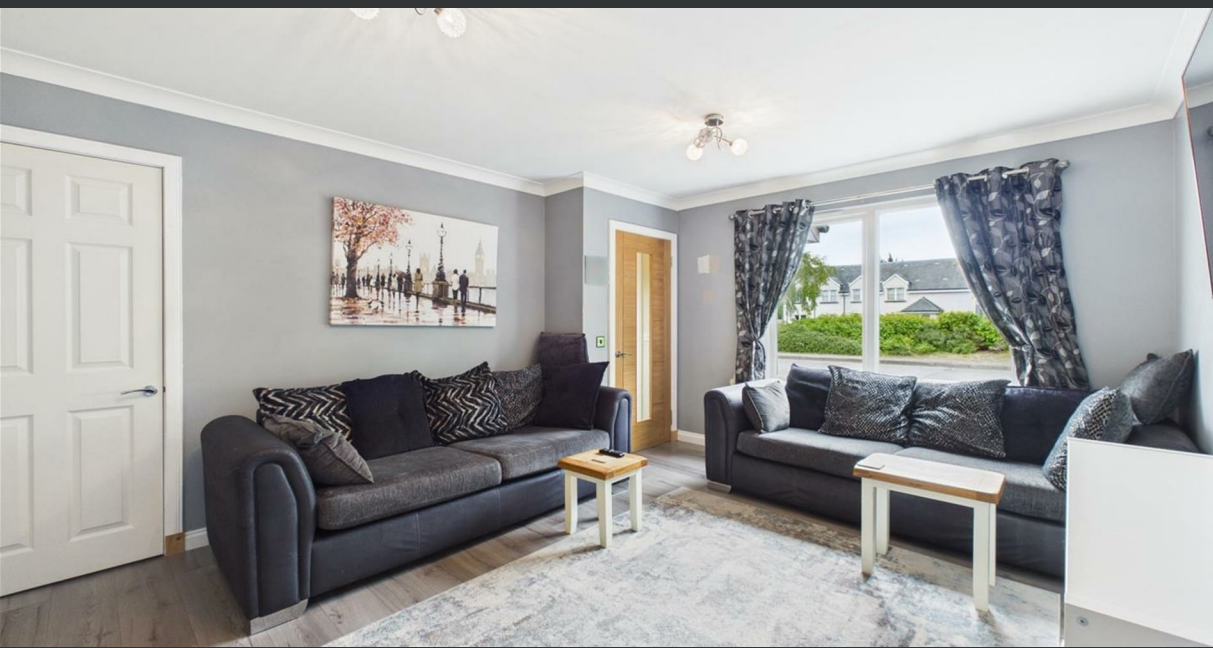




6 Main Road, Auchterarder, PH3 1HE  
Offers over £175,000

 2  1  2  C



## 6 Main Road Auchterarder, PH3 1HE

- Two double bedrooms
- Modern dining kitchen
- Ground floor WC
- Private driveway parking
- Outstanding countryside views
- Bright and spacious living room
- Bright conservatory
- Contemporary family bathroom
- Enclosed rear garden
- Gas central heating and double glazing

Situated within the popular village of Aberuthven and enjoying stunning open countryside views to the rear, this beautifully presented semi-detached villa offers spacious and modern accommodation ideally suited to first-time buyers, young families or downsizers.

The ground floor comprises a welcoming entrance hallway with useful WC, a bright and generously proportioned living room, and a dining kitchen fitted with a range of modern units and ample space for family dining. The kitchen provides direct access to a bright conservatory, creating an excellent additional reception space perfect for relaxing, home working or enjoying the garden outlook throughout the year. On the upper floor, the property offers two well-proportioned double bedrooms, both benefiting from excellent natural light, alongside a modern family bathroom fitted with a white suite and shower over the bath. Externally, the property enjoys private off-street parking to the front and a fully enclosed rear garden. A particular highlight is the outstanding open outlook across neighbouring farmland and rolling countryside, providing a peaceful and scenic setting rarely found in properties of this type. The garden offers generous outdoor space for children, pets and entertaining while making the most of the far-reaching views. Presented in move-in condition throughout, this attractive home combines comfortable modern living with a desirable village location and excellent commuter links to Auchterarder, Perth, Stirling and beyond.

Offers over £175,000



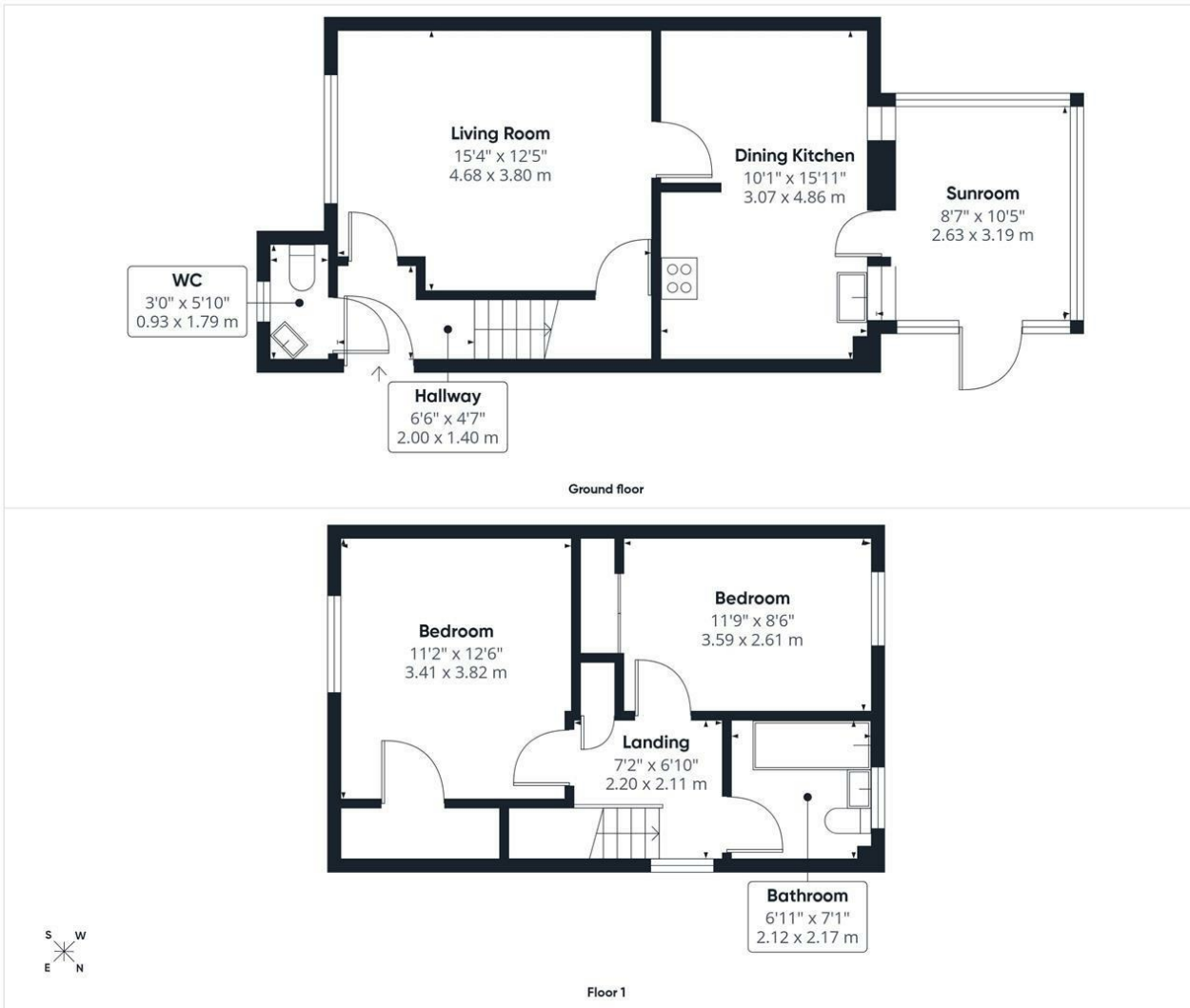


## Location

Aberuthven is a charming Perthshire village located just a short distance from Auchterarder and the world-renowned Gleneagles Hotel and Golf Resort. The village offers a welcoming community atmosphere with local amenities including a primary school, village hall and convenience facilities. Excellent transport links via the nearby A9 provide easy access to Perth, Stirling, Edinburgh and Glasgow, making it an ideal location for commuters. Surrounded by attractive countryside, residents can enjoy a wealth of outdoor pursuits including walking, cycling and golf. Aberuthven combines the benefits of peaceful rural living with convenient access to major towns and cities throughout central Scotland.





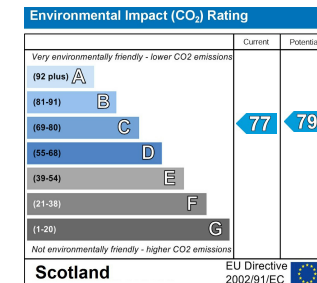
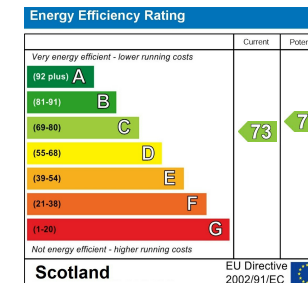
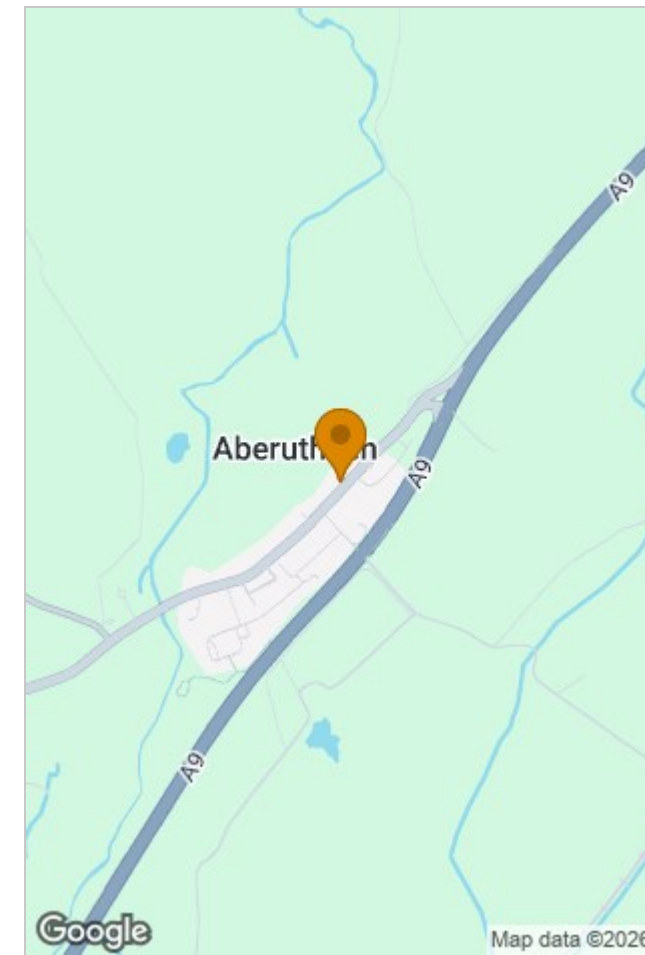


Approximate total area<sup>(1)</sup>  
869 ft<sup>2</sup>  
80.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

