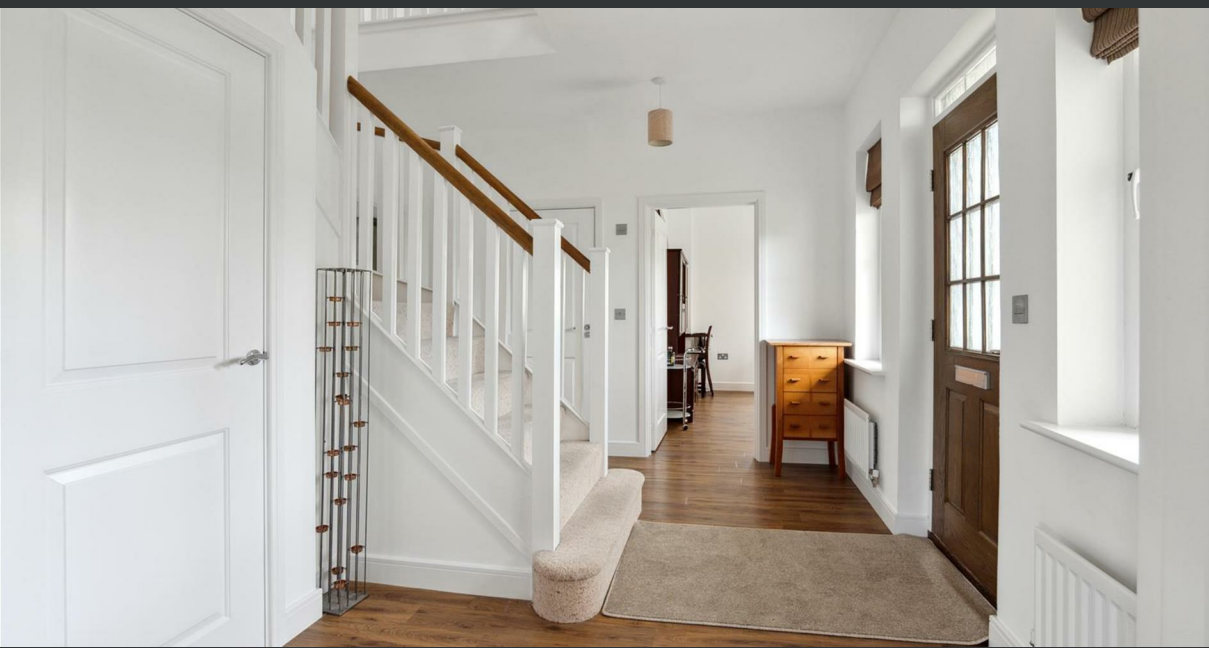




**24 Graemeslea View, Aberuthven, PH3 1FG**  
**Offers over £415,000**

 **5**  **3**  **3**  **B**







## 24 Graemeslea View Aberuthven, PH3 1FG

- Superb detached villa
- 5 bedroom 2 en-suite
- Open-plan dining kitchen/family  
<https://login2.vebraalto.com/#properties/18594338/overviewoom>
- Plenty of parking & double garage
- Double glazing
- Exceptionally spacious accommodation
- Large dual-aspect lounge
- South-facing rear garden
- Gas central heating
- Excellent storage space

\*Unexpectedly back on market 13/1/24\* This fantastic 5 bedroom 3 reception room home is presented in superb condition and boasts exceptionally spacious accommodation throughout. Conveniently located within a very peaceful cul-de-sac and within easy reach of excellent travel links, the property also features a generous south-facing garden to the rear, plenty of off-street parking, a garage, gas central heating, double glazing and excellent storage space.

On the ground floor there is an impressive reception hall, cloakroom WC, large dual-aspect living room, a formal dining room, open-plan dining kitchen giving access into a pleasant sitting/family room and a separate utility room. On the first floor there is a gallery landing, a family bathroom, two en-suite double bedrooms and three additional double bedrooms - one includes built-in office space and full height bookcase/shelving. To the front of the property there is an area of lawn bounded by hedging and a long driveway providing off-street parking and leading to a detached double garage equipped with power and lighting. The garden to the rear enjoys a sunny south-facing aspect and is notably private too. It features a two slabbed patios, a garden shed, large area of lawn, raised planters and a greenhouse.

Offers over £415,000

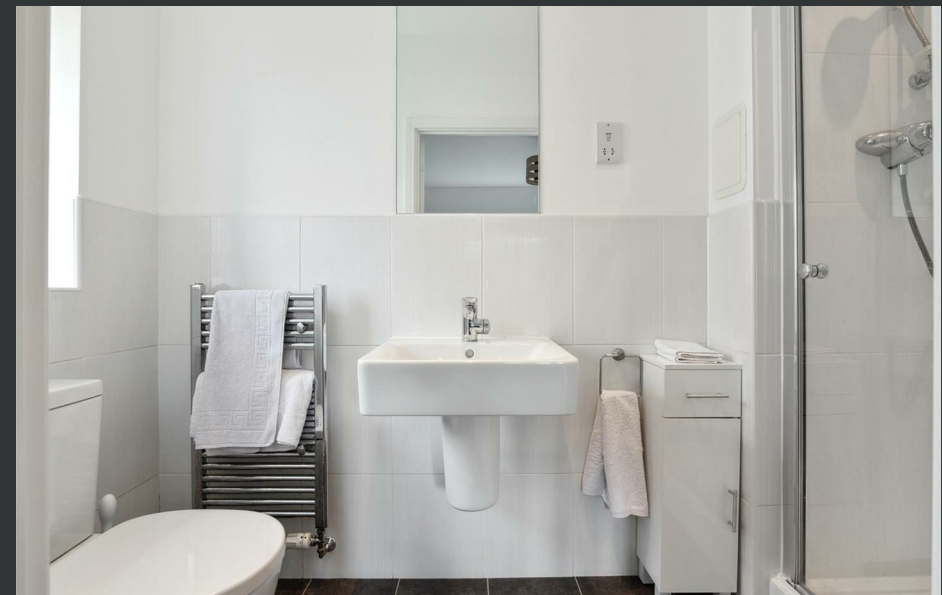




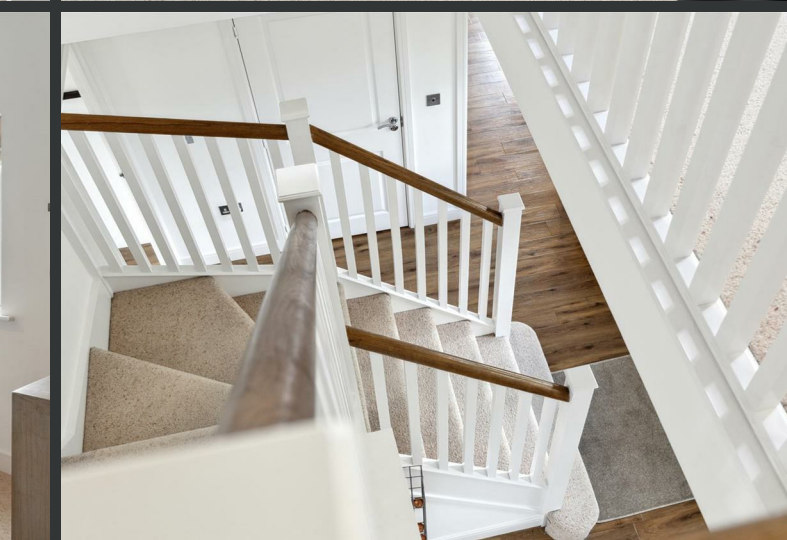


## Location

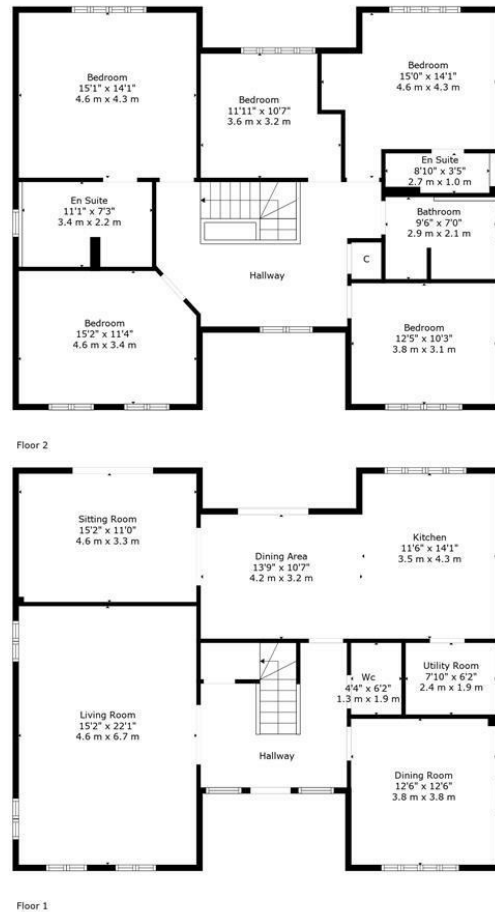
Aberuthven is a small scenic village approximately 2 miles outside of Auchterarder. The village is located conveniently off the A9 with excellent links in either direction towards Perth, Stirling and Glasgow. Within the village itself there is a primary school, village Inn/restaurant as well as some pleasant country walks. Auchterarder boasts many amenities including a number of local independent shops, convenience stores, butchers, cafes and more. The highly regarded Community School of Auchterarder incorporates a nursery, primary school and secondary school. For commuters, there are a number of local bus stops and road links via the A9 to destinations such as Perth, Stirling, Dunblane and Glasgow. There is also a train station at Gleneagles which is also home to the world famous Gleneagles luxury resort and championship golf courses.











GROSS INTERNAL AREA  
FLOOR 1: 1226 sq. ft, 114 m2, FLOOR 2: 1226 sq. ft, 114 m2  
TOTAL: 2452 sq. ft, 228 m2  
Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

## 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.

