



**Linnhe  
Abbey Road  
Auchterarder  
PH3 1DN**

**Offers Over  
£425,000**

- DETACHED BUNGALOW
- FOUR RECEPTION ROOMS
- OFFICE
- KITCHEN, DINING ROOM
- FOUR BEDROOMS (TWO E/S)
- FAMILY BATHROOM, CLOAKROOM
- OCH, DG
- GARDENS, DRIVEWAY, GARAGE

It is important to read the Schedule and Home Report as these contain key information.



## DESCRIPTION

This amazing Detached Bungalow brings something special to the Perthshire residential market. Set on a generous plot in a very desirable area, this four bedroom property has been designed to combine a wonderful family home with a fabulous entertaining space.

The front door leads into a lengthy L shaped Hallway with a storage cupboard, access to one of the three attic spaces and a convenient fully tiled Cloakroom with underfloor heating comprising a WC and wash hand basin. There are four different Reception Rooms, a stunning light filled Lounge with vaulted ceiling which we are assured is the perfect place to locate the Christmas tree! A Sitting Room with open fire for those cosy winter evenings and a Sun Lounge which is open to the Snug for more informal entertaining or just chilling out. The large Kitchen is a dream for those who love to cook and every effort has been made in it's design. The comprehensive range of units are a combination of wood and black high gloss with granite composite worktops. Hidden behind the full height gloss units is a utility space with plumbing for a washing machine and space and ventilation for a tumble dryer. There is also a concealed pantry storage area. Integrated appliances include a dishwasher, wine fridge and extractor above the 5 burner induction range. There is a door to the rear garden and access to the Dining Room which also has patio doors to the garden and a pull down ladder to an attic area which has been converted for use as an office. Next to the dining room is the Office, a must for every modern home.

The four Bedrooms are all generous doubles and both the Master Bedroom and Bedroom Four have the benefit of an En Suite. The Master has a vaulted ceiling, a dressing area with built in storage and double doors out to the deck. The fully tiled En Suite is fitted to a very high spec with under floor heating and heated towel rails with Summer stat. and comprises a WC, vanity wash hand basin and bath with integrated shower over. The En Suite in Bedroom Four comprises a large walk in shower enclosure with integrated shower, vanity wash hand basin and WC. The Family Bathroom completes the accommodation and is again, fully tiled with under floor heating and comprises a bath with waterfall tap, large quadrant shower cubicle with integrated shower, vanity wash hand basin, WC and heated towel rail. Linnhe benefits from oil central heating and double glazing and is sure to appeal to a range of purchasers. Viewing is very highly recommended to appreciate this very special property.

## LOCATION

The property is located within walking distance of the many amenities Auchterarder has to offer, including shops, cafes and restaurants as well as excellent travel links via the A9. Perth, Stirling, Glasgow and Edinburgh are all within commuting distance. There is also a train station at nearby Gleneagles which is also the home of the world-famous championship golf course, luxury resort and spa.







#### ACCOMMODATION

Hallway	5'11" x 28'7" and 3'9" x 22'7"
Lounge	16'2" x 17'4"
Sitting Room	13'6" x 17'5"
Sun Lounge	12'6" x 14'8"
Snug	10'6" x 15'6"
Dining Room	11'9" x 16'
Kitchen	11'8" x 20'7"
Office	8'3" x 9'4"
Master Bedroom	11'7" x 16'5"
En Suite	6'1" x 7'7"
Bedroom Two	12'2" x 16'9"
Bedroom Three	8'3" x 16'4"
Bedroom Four	10'5" x 13'6"
En Suite	4'2" x 8'5"
Family Bathroom	5'4" x 12'1"
Cloakroom	2'11" x 4'1"

**VIEWING:** Contact our Perth Property Department on 01738 630222.

**HOME REPORT VALUE/EPC RATING:** £425,000 / D

**COUNCIL TAX:** Band E



## DIRECTIONS

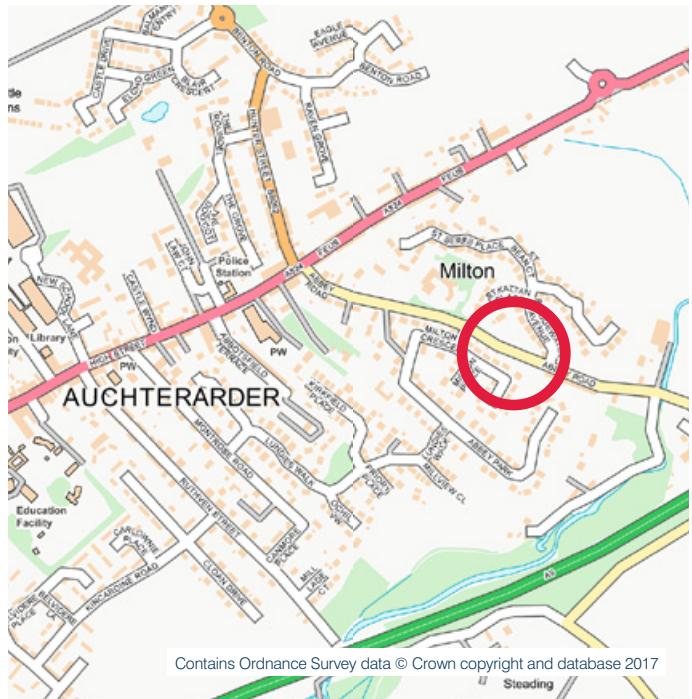
From the High Street in Auchterarder, take the turning for Abbey Road and follow the road down the hill. There is a sign for 'East Mill' on the left hand side and Linnhe is the next property on the left.

## OUTSIDE

A stone chipped driveway with planting to one side offers parking for multiple vehicles at the front and to the rear there is a mono block driveway leading to a single garage. There are two log stores and a timber BBQ cover. To one side there is a lawn and to the other side is an enclosed deck area with changing shed. The deck is a great size and there is ample room for generous outdoor furniture as well as a hot tub.

## SCHOOLING

Primary and secondary education is available at The Community School of Auchterarder.



**[www.millerhendryestateagents.co.uk](http://www.millerhendryestateagents.co.uk)**

First and foremost - **your interests**



**Miller Hendry**  
SOLICITORS AND ESTATE AGENTS

10 Blackfriars Street Perth PH1 5NS

E: [Perthproperty@millerhendry.co.uk](mailto:Perthproperty@millerhendry.co.uk) • T: 01738 630222 • F: 01738 451283



Smarter property search

Disclaimer: Whilst these particulars are believed to be correct and are given in good faith they are not warranted, and any interested parties must satisfy themselves by inspection, or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or part thereof, and all dimensions are approximate.