



29 Benton Road, Auchterarder, PH3 1FQ

Offers Over £399,950



Boasting four generously proportioned reception rooms, the home provides an abundance of space for relaxation, entertaining, and family life. Each room exudes warmth and charm, offering the perfect setting for everything from cosy evenings to lively social gatherings.

With five beautifully presented bedrooms, there's plenty of space for everyone. Two of the bedrooms benefit from en-suite facilities, while a stylish main family bathroom serves the remaining rooms. All bathrooms have been finished to a high standard.

Set over two well-designed levels, the ground floor comprises a welcoming entrance hall, formal lounge, family room, and an impressive open-plan kitchen/dining/snug area complete with integrated appliances—perfect for modern family living. A bright garden room opens directly to the rear garden, while a utility room and downstairs W.C. complete the ground floor accommodation.

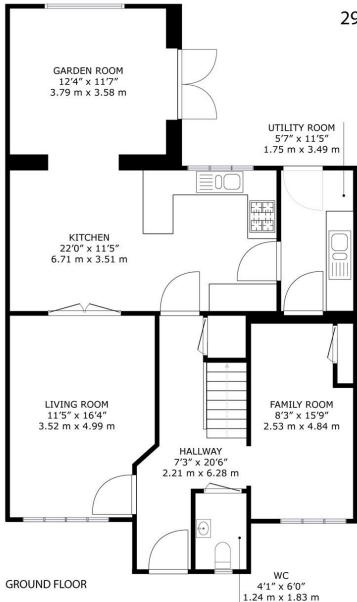
Upstairs, you'll find five spacious bedrooms, including two with en-suite bathrooms, and a well-appointed family bathroom.

Additional features include gas central heating and double glazing throughout for year-round comfort.

Externally, the property enjoys a private driveway with off-street parking for multiple vehicles. To the rear, a fully enclosed garden offers both patio and decking areas—ideal for relaxing or entertaining during the warmer months.

This outstanding home is sure to attract considerable interest. Early viewing is highly recommended to fully appreciate everything it has to offer.

- 5 spacious bedrooms
- 3 modern bathrooms
- 4 reception rooms
- Ideal family home
- Close to local amenities
- Ample living space
- Viewing recommended
- Great transport links



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GROSS INTERNAL AREA
GROUND FLOOR : 941 sq. ft/84 m², FIRST FLOOR : 732 sq. ft/68 m²
TOTAL: 1673 sq. ft/153.4 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(F2 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(F2 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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