



**Premier
Properties**
Perth



Plot 539, 15 Albion Avenue, Auchterarder, PH3 1QX

Fixed Asking Price £359,000



At the heart of the home is a stunning Ashley Ann designer kitchen diner, creating a bright and sociable space. The contemporary kitchen is fitted with premium Bosch appliances and seamlessly connects to the living area, while patio doors open onto the rear garden, effortlessly blending indoor and outdoor living.

The ground floor also benefits from a convenient WC and a well-appointed larder or utility cupboard providing everyday practicality.

Upstairs, you will find four spacious double bedrooms, each fitted with wardrobes, including a superb master bedroom that boasts a stylish en-suite bathroom. The contemporary family bathroom is designed with a shower over the bath and quality fitted vanity units, ensuring a sleek and modern finish.

Externally, the property is complemented by a generous garden, perfect for relaxation and outdoor enjoyment. Additionally, a single garage with a monobloc driveway provides ample parking space.

Finished to a high specification throughout, this outstanding new build home combines elegant design with quality fixtures and fittings, creating an inviting space for modern family life. The property also comes with a 10-year NHBC Building Warranty for peace of mind.

Located in the attractive Perthshire town of Auchterarder, residents will benefit from easy access to a variety of local amenities, including independent cafés, restaurants, a supermarket, and highly regarded schools. With excellent transport links to Perth, Stirling, Edinburgh, and Glasgow, this home retains the charm of small-town living while offering convenience.

Whether you are looking to settle down or invest in a promising property, this stunning new build in Auchterarder is sure to impress. Don't miss the opportunity to make it your own.

- 4 spacious double bedrooms
- Ashley Ann designer kitchen with Bosch appliances
- Master bedroom with en-suite
- Generous garden for relaxation
- Single garage with monobloc driveway
- Easy access to local amenities
- Excellent transport links
- 10-year NHBC warranty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 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			
(92 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	



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