

3 GRAEMESLEA VIEW  
ABERUTHVEN, AUCHTERARDER, PH3 1FG



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We are delighted to offer for sale this modern detached villa located within an established private residential development, located 2 miles northeast of the ever popular Perthshire town of Auchterarder & the world famous Gleneagles Hotel. No.3 offers sizeable and well-appointed accommodation set over 2 floors, comprising on the ground floor; Entrance HALLWAY with storage, SITTING/FAMILY ROOM, CLOAKROOM, DINING ROOM/BED 5, large LOUNGE, fabulous open plan KITCHEN with BREAKFAST ROOM & patio doors to the rear garden, UTILITY ROOM to the rear. A generous upper landing has space for a STUDY area and provides access to a FAMILY BATHROOM & FOUR DOUBLE BEDROOMS (one EN-SUITE).

The loc-bloc driveway offers off-street private parking & leads to a detached double garage. The fully enclosed rear garden area has a paved patio, area of lawn with decked seating area and mature planting.

No.3 is a beautiful modern family home of real quality, boasting a substantial and versatile layout, popular location and one offered in true move in condition. Likely to be welcome addition to the market, early viewing is advised.

**Video Tour** <https://my.matterport.com/show/?m=xcVS4Xer8Lp>

**Council Tax** Band 'G'      **Energy Performance** Rated 'C'

**Services** Mains water, drainage, electric & gas.

**Viewing** Strictly by appointment only through the selling agent.

















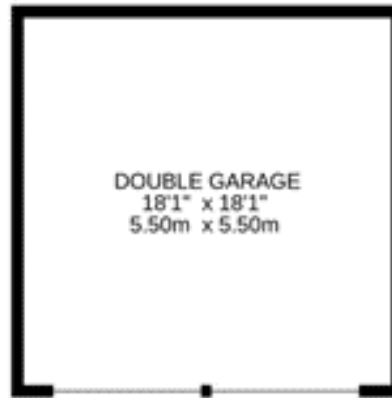
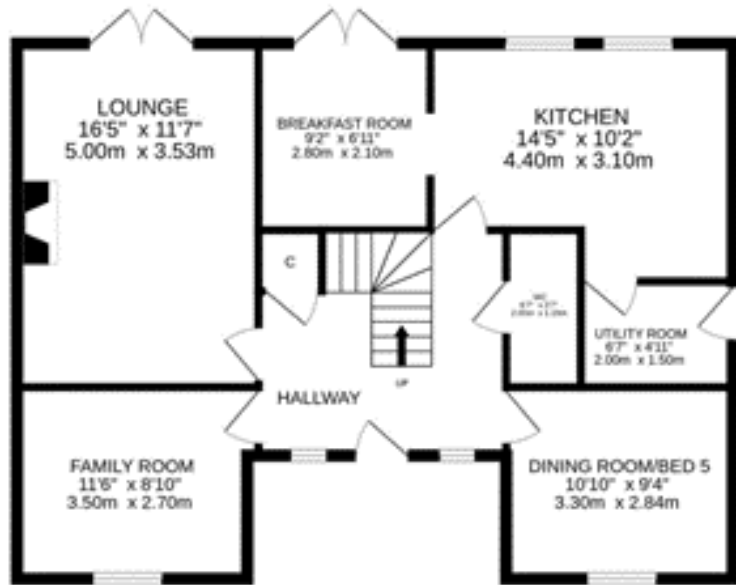








## GROUND FLOOR



## 1ST FLOOR



Only 11 miles to Perth, Aberuthven benefits from easy access to lovely country walks, a primary school and dentist with all other amenities to be found in Auchterarder (2 miles away), including the Gleneagles complex. Benefitting from the regular bus route between Perth and Stirling, rail station at Gleneagles and allowing immediate access to the A9, this is an ideal commuter location.





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