Premier Properties
Perth



8 Lundies Walk, Auchterarder, PH3 1BG

Offers Over £439,950

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The ground floor comprises an inviting entrance hall, a spacious lounge, and a modern open-plan living room that seamlessly connects to the dining area and kitchen. Additionally, there is a utility room, an office or potential fifth bedroom, and a convenient cloakroom with WC.

The first floor features a well-appointed master bedroom with an ensuite shower room, alongside three further bedrooms and a stylish family bathroom. This home is beautifully presented and in move-in condition, finished to an impeccable standard with high-quality fixtures and fittings that exude style.

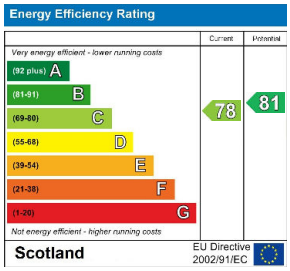
Externally, the property is complemented by a well-maintained front garden laid to lawn, accompanied by a large driveway offering ample private parking. The rear garden is predominantly laid to lawn as well, featuring a lovely area of timber decking that is perfect for outdoor relaxation and entertaining. The boundaries are defined by timber fencing and stone walling, ensuring privacy.

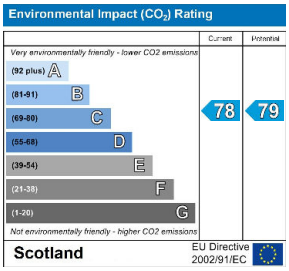
Located in the charming town of Auchterarder, residents enjoy easy access to a variety of local amenities, including independent cafés, restaurants, a supermarket, and a health centre. The area is well-served by excellent transport links, making it convenient for commuting to Perth, Stirling, Edinburgh, and Glasgow. Families will appreciate the highly regarded community campus with nursery, primary, and secondary schooling, as well as the nearby Auchterarder Golf Club and the world-famous Gleneagles Hotel, renowned for its exceptional golfing facilities. This property truly offers a perfect blend of modern living in a picturesque setting, making it an ideal choice for families, professionals, and retirees alike.

- 4 Bed Detached Villa
- Sought-after location
- Close to High Street
- Impressive recent extension
- Open-plan living area
- Private garden with patio
- Ample private parking
- Easy transport access
- Viewings highly recommended

















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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