

**32 Graemeslea View,
Aberuthven, PH3 1FG**

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS



- + *Detached Villa*
- + *Perfect Rural Commuter Location*
- + *Spacious & Bright and In Excellent Condition*
- + *Offers Over £300,000*



3

Public Rooms



4

Bedrooms



3

Bathrooms

T: 01738 630 350

Accommodation

A beautifully light, very spacious 4 bedroom detached villa with double garage, front and enclosed rear garden, located in a most attractive and highly desirable residential development in the pretty Perthshire village of Aberuthven.

Approached by a mono bloc drive to the double garage and benefitting from an elevated position set back from the road, this well designed family home commands a lovely view across the landscaped centre square of the development as far as the mountains in the distance.

With high spec fittings and large windows throughout, the nicely proportioned accommodation is comprised of:

a large reception hall with walk in store room, under stairs cupboard and cloakroom WC; a very spacious living room with open outlook and wall mounted electric fire; a beautifully sunny snug with French windows to the rear garden; front facing dining room; a useful home office; large fully fitted contemporary kitchen with dual aspect windows and integrated appliances: under cupboard lighting, 5 ring gas hob with stainless steel splash back, double oven, fridge

freezer, dish washer and pull out larder cupboard; utility room with fitted units, washing machine, tumble dryer and door to side entrance.

An airy first floor landing with loft access and fitted cupboard housing the hot water tank, opens into the 4 double bedrooms – 2 of which benefit from en-suite shower rooms and fitted wardrobes, and a large, stylish family bathroom.

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.

EPC: C

Council Tax Band: G













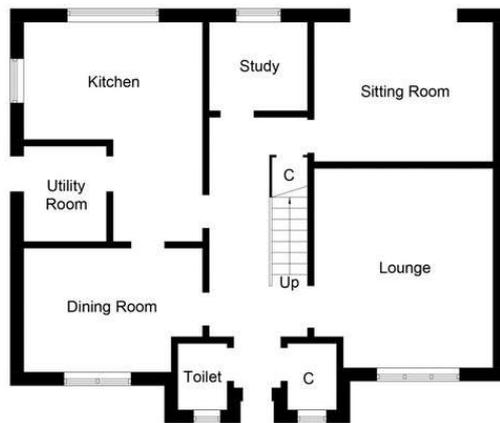
to view:

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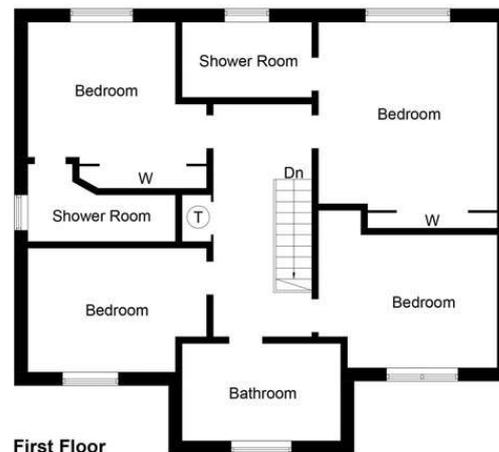
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Ground Floor



First Floor

LIVING ROOM

4.5m x 4.1m

SNUG

4.1m x 3.2m

DINING ROOM

4.0m x 2.8m

OFFICE

2.2m x 2.0m

KITCHEN

4.9m x 4.0m

BEDROOM

4.1m x 4.1m

BEDROOM

4.1m x 3.1m

BEDROOM

4.0m x 3.1m

BEDROOM

4.0m x 2.9m

BATHROOM

3.6m x 2.4m

YOUR PROPERTY SPECIALISTS

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