



Braehead
Auchterarder, PH3 1DZ

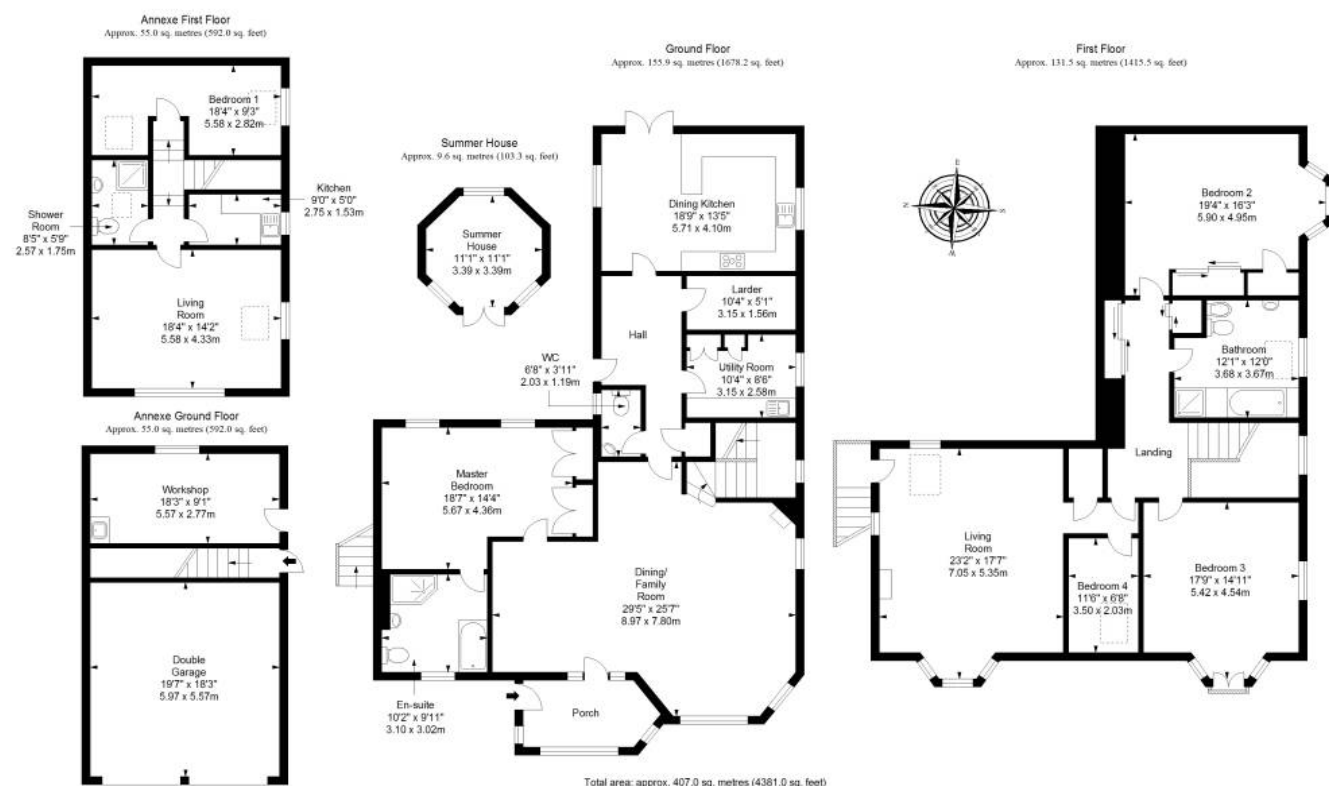
Offers in the region of £525,000

Braehead, Auchterarder

Surrounded by open countryside, an individually designed detached villa (circa 1999) set within approximately two acres of beautiful mature garden ground including enclosed paddock, double garage, driveway and self contained 1 bed apartment. Viewing is highly recommended!

The main house offers a flexible internal layout which includes an entrance porch, large dining/family room (with feature custom made fireplace and open plan staircase), inner hallway, utility room, larder, WC/cloaks, dining kitchen, downstairs bedroom, en-suite, upper landing, large sitting room (with feature Juliette balcony), three further bedrooms and larger than average four piece bathroom.





Oil fired heating is installed with double glazed windows and French doors throughout, excellent storage, wheel chair friendly lower floor and many fine features, such as ceiling beams, natural timber flooring and attractive garden views.

The self contained apartment above the double garage comprises an entrance hallway, lounge, fitted kitchen, bedroom and shower room. There is oil fired heating installed with modern double glazed windows and large art studio/work shop downstairs.



Braehead, Auchterarder

There are most impressive garden grounds which feature a host of flower beds, large trees, shrubs, an extensive well manicured lawn, 1 acre paddock, summer house, timber garden shed, log store and sunny terrace. The spacious chipped driveway and double garage (with electric doors, power and light) provide ample off street parking for several vehicles.

Braehead enjoys an idyllic, almost hideaway setting on the edge of Auchterarder within the gated Estate of Auchterarder House. The nearby town of Auchterarder is only a few minutes driveway away where excellent local amenities can be found, including a range of specialist shops, primary and secondary schools, library, health centre, bars, café's and restaurants. The world famous luxury Gleneagles resort is nearby. Being a short distance from the A9, Auchterarder gives easy access to Edinburgh, Glasgow, Stirling and Perth and the railway station at Gleneagles is also situated close by.

Travel directions

Following Auchterarder High Street (A824) in an easterly direction, turn left into Hunter Street (B8062), a few hundred yards after Whitefold Farm, the walled entrance for Auchterarder House and Estate, can be round on the right. The electric gates will open slowly on approach. Once through the gates, turn sharp right. Braehead can be found straight ahead.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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