



NO.9 COLT GARDENS, BY MUIRTON,  
AUCHTERARDER PH3 1LP



## No. 9 Colt Gardens, By Muirton, Auchterarder PH3 1LP

We are delighted to offer for sale this immaculate contemporary designed detached modern villa offering high quality finishes, spacious and flexible accommodation, providing the perfect family home. The property has been upgraded to include the following: expanded driveway to accommodate 3 vehicles, extra long single garage with French doors to the garden, new patio & decking areas accessed from patio doors in kitchen & replaced boundary fences.

Located at the beginning of a niche cul-de-sac within in a highly sought after residential area of Auchterarder. The property enjoys a most peaceful position, but still within easy reach of the town centre, Gleneagles Hotel & all local amenities.

The substantial two storey layout comprises on the ground floor; **Entrance Hallway** with solid wood flooring, **Family Room/Bedroom 4**, **Master Bedroom** - (en-suite bathroom with separate shower), spacious **Lounge** with feature 'Gazco Dru Metro' gas fire & French doors leading to the garden, open plan **Kitchen/Dining Area** with integrated appliances & French doors leading to the rear garden with patio and decking areas. The upper floor comprises; **Landing**, two further **Double Bedrooms** (one with walk-in wardrobe & other with built in wardrobe) and **Shower Room**. The property is double glazed throughout and warmed by gas central heating, TV and Ethernet connections are placed throughout the property.

The property offers ample off-street parking to the front with a mono-bloc drive leading to the single garage (electric door, power & lighting). The child and pet friendly rear garden boasts new decking & patio area, an area of lawn with attractive deep borders, well stocked with mature planting and flower beds and enclosed by timber fencing. External power sockets, water point & garden shed.

An immaculately presented and particularly substantial modern villa enjoying a secluded position within an exclusive cul-de-sac. Likely to be a popular addition to the market, therefore early viewing is advised.

**Viewing** Strictly by appointment through Irving Geddes







These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



















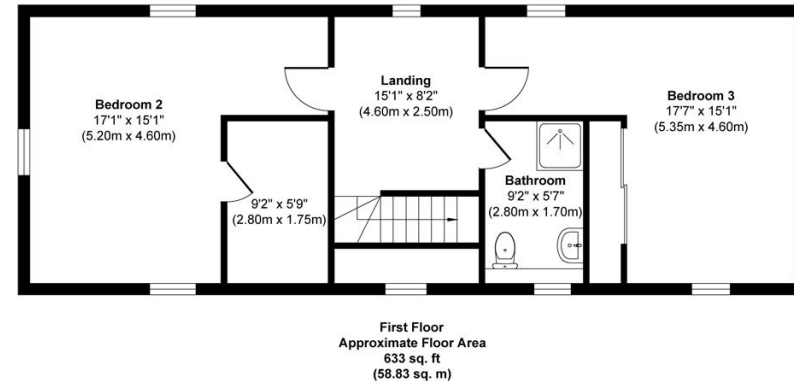
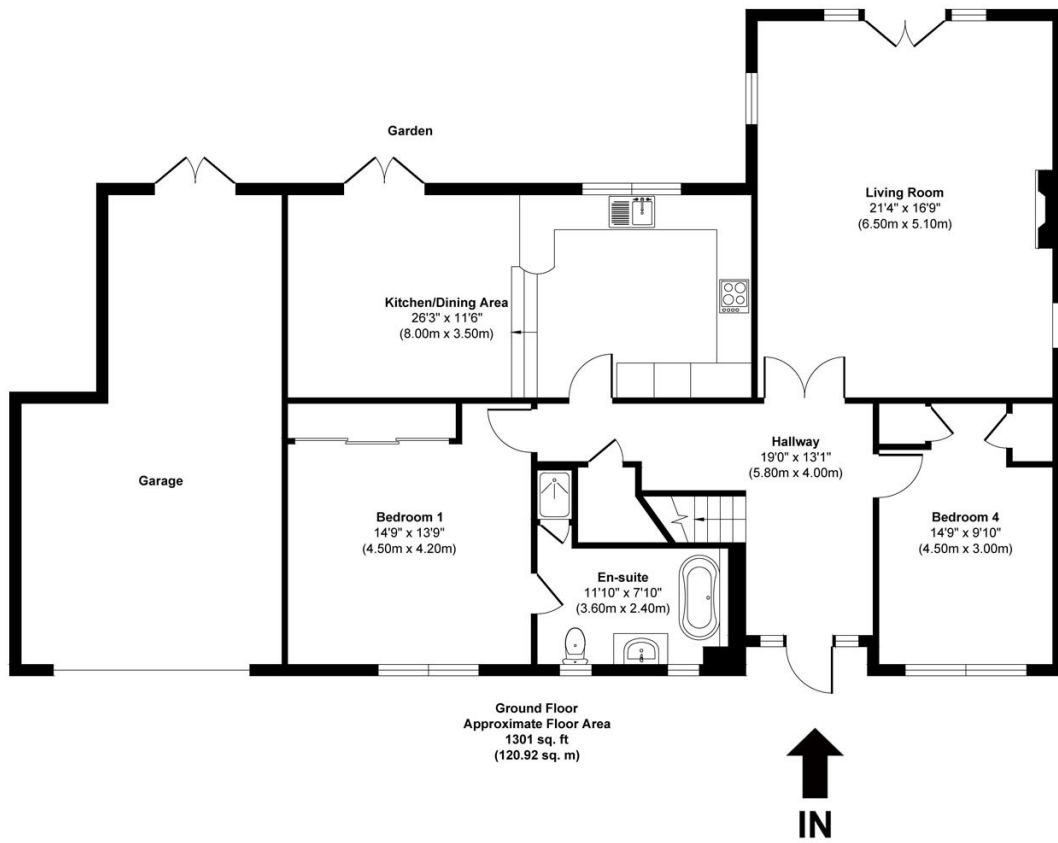












Viewing Strictly by appointment through Irving Geddes

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

Services Mains Water, Drainage, Electricity, Gas.

3D Tour <https://my.matterport.com/show/?m=FSi6VRrP2NL>



Thinking of selling?

Call us now for a free valuation for your own property.

Crieff

25 West High Street, PH7 4AU  
Tel: 01764 653771

Comrie

1 Drummond Street, PH6 2DW  
Tel: 01764 670325

Aberfeldy

6 The Square,, PH15 2DD  
Tel: 01887 822722