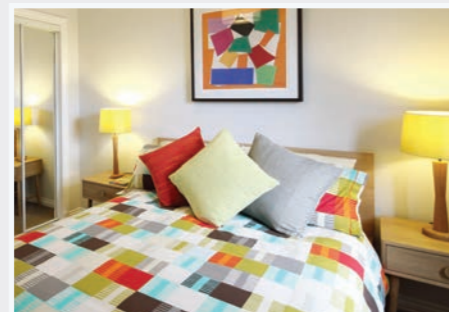




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The Hampfield, Hunters Meadow **Auchterarder**

The Hampfield, Hunters Meadow, Auchterarder PH3 1PA



This four bedroom detached home comes complete with integral garage with light and power. The spacious living room with wide walk-in bay window adds lots of light and space to this already-airy room. The stunning open-plan kitchen/family/dining room stretches the entire width of the house but those who prefer a separate dining room, depending on the build stage, can choose that option. The kitchen has a breakfast bar and space to accommodate a kitchen table. Glazed French doors off the dining end of the kitchen add light and open onto the garden. The laundry zone is adjacent to the side door leading to the garden and ensures your washing machine and tumble drier are tucked away behind stylish bi-fold doors. There are four bedrooms and three bath/shower rooms leading off the upper landing. The master bedroom is luxurious with walk-in wardrobe and en-suite shower room comprising a 1200mm shower, fitted vanity furniture and heated towel rail. The guest bedroom is also en-suite shower room and has built-in wardrobes. The family bathroom, which is conveniently placed to be shared between the third and fourth bedrooms, is contemporary and stylish with plenty of storage.

To complete the home, there is storage abounds in this cleverly-designed family home. Elevation treatments, specification and landscaping will vary from these shown.

- Four bedrooms
- Living room with wide feature walk-in bay
- French doors to spacious kitchen with breakfast bar and Smeg appliances including dishwasher, fridge-freezer, multi-function oven and microwave/grill
- Concealed laundry zone
- En-suite shower rooms to both master and guest bedrooms
- Walk-in wardrobe to master bedroom
- Built-in wardrobe to guest bedroom
- Cloakroom on ground floor
- Integral garage with light and power
- Abundance of storage

Property reference : XM0989

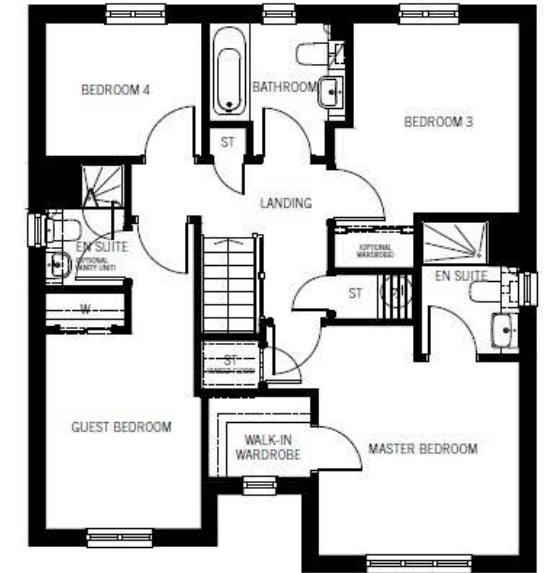
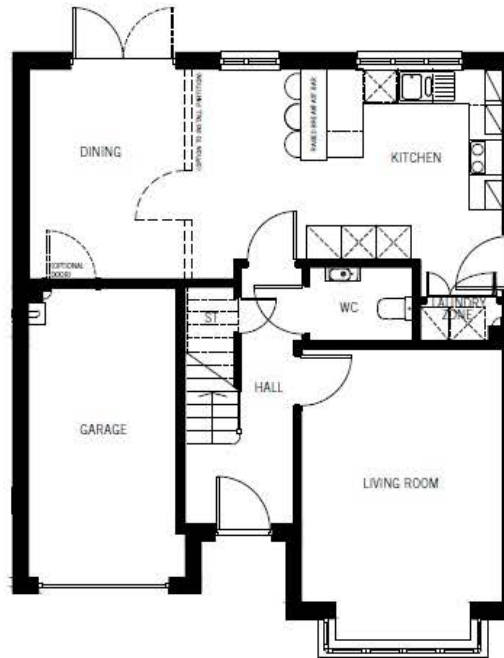
Connect & Share. View the video in HD, simply download our APP, hover over the cover and see it come to life.





Property location

Located midway between Perth and Stirling, just off the A9 dual-carriageway, the thriving town of Auchterarder boasts many local amenities including various shops, restaurants, cafes, bank, doctor's surgery and a host of outdoor pursuits and schooling. Travel links are plentiful with nearby road links giving access to various destinations such as Perth, Stirling, Glasgow and Edinburgh. There is also a regular bus service and train station at Gleneagles with daily services to locations across the UK. The surrounding countryside also offers a wide choice of country sports and outdoor recreational opportunities including fishing, horse-riding and also many picturesque hill-walking routes. For golfing enthusiasts, the property is located close to courses at Auchterarder, Dunning, Crieff, Perth and of course the championship courses at Gleneagles which also boasts a michelin-starred restaurant, spa, gym and leisure centre.



Living room (including bay)	5047.5mm x 3487mm 16' 7" x 11' 5"
Kitchen / Dining / Family	8190mm x 3291mm (min) 26' 10" x 10' 9"
WC	1800mm x 1270mm (max) 5' 11" x 4' 2"
Laundry Zone	1431mm x 649mm 4' 8" x 2' 1"
Garage	4977.5mm x 2550mm (min) 16' 4" x 8' 4"

Master bedroom (excluding wardrobe)	3487mm (min) x 3352mm (min) 11' 5" x 11' 0"
En-suite (including shower)	2320mm x 1707mm 7' 7" x 5' 7"
Guest bedroom (excluding wardrobe)	3390mm (min) x 2700mm (max) 11' 1" x 8' 10"
En-suite (including shower)	2129mm x 1367.5mm 7' 0" x 4' 6"
Bedroom 3	3300mm (min) x 2877mm (min) 10' 10" x 9' 5"
Bedroom 4	2712mm x 2313mm 8' 11" x 7' 7"
Bathroom (including bath)	2370mm x 1705mm (min) 7' 9" x 5' 7"

Find out more...

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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.

Approximate gross internal area 1399.3 sq ft - 130 sq m

At Clyde Property we're available 7 days a week until 8pm every day

