

The Toll House Tullibardine, Auchterarder

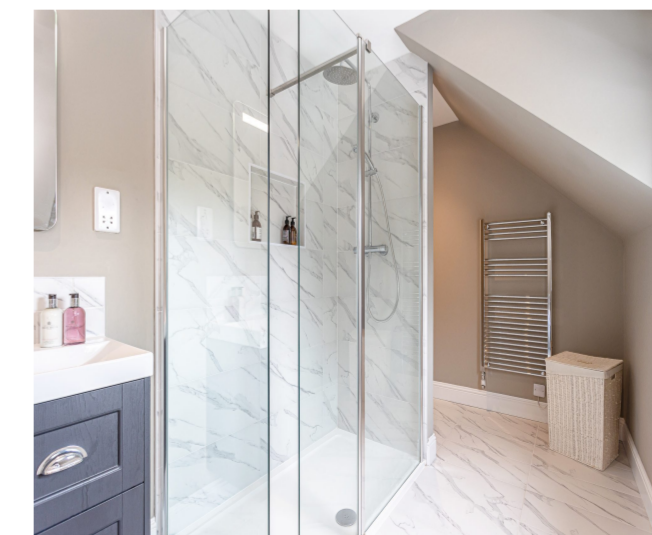




Collection

WELCOME TO
The Toll House Tullibardine, Auchterarder

Halliday homes are delighted to welcome to the market 'The Toll House'. an impressive, detached home which offers exceptional modern day living with beautiful interior finishes. Sitting in a desirable plot, the house benefits quiet living with a private enclosed garden while only being located two miles from the famous Gleneagles Hotel.



4 Bed | 4 Bath | 238m²

THE HOUSE

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The ground floor accommodation comprises: vestibule, reception hall, study, open plan lounge which flows through to the kitchen/dining area and sitting room, utility room and shower room. The upper level comprises: stunning principal bedroom with en-suite, further three double bedrooms, one with en-suite, and the family bathroom. Warmth is provided by air source heat pump, under floor heating downstairs, and the property is double glazed throughout.

Externally, access to the property is through gates to a stone chip parking area and drive. The fenced-in garden has a superb patio area to the rear of the house, allowing space for garden furniture to enjoy the mainly laid to lawn garden the perfect space for entertainment. The garden is surrounded by mature trees and has planter beds, log shed, electric points, water tap, and lighting. There is a timber shed to the side of the house, an electric charging point and a single garage with light and power.



A modern kitchen with a central island, built-in appliances, and a dining area. The kitchen features a central island with a light-colored countertop and a dark grey base. The island is equipped with a sink, an induction hob, and an instant hydro tap. A vase of red anthurus flowers sits on the island. The background shows a dining table with brown leather chairs and a window with a brown blind. The kitchen cabinets are a mix of light grey and dark grey, with built-in NEFF appliances including a fridge and freezer, dishwasher, two ovens, and a coffee machine. The floor is dark grey tiled, and the ceiling has recessed lighting.

STRIKING IMPRESSIONS

The spacious bespoke kitchen offers an excellent selection of wall and base units and an island which hosts the sink, induction hob, and an instant hydro tap. Built in NEFF appliances include fridge and freezer, dishwasher, two ovens, and coffee machine. Tiled flooring and three Floor-to-ceiling windows to allow natural light.

THE HEART OF THE HOME





**PRINCIPAL BEDROOM - THE
VERY GENEROUSLY SIZED
PRINCIPAL SUITE BENEFITS
FROM CONTEMPORARY FITTED
WARDROBES, LUXURY
CARPET FLOORING, RADIATOR
AND WINDOW OVERLOOKING
THE GARDEN.**

A CLOSER LOOK



**BATHROOM - THE
BATHROOM OFFERS A
THREE-PIECE SUITE OF WC,
BASIN AND FREE-STANDING
ROLL TOP BATH, FULLY
TILED FLOOR, WINDOW, AND
HEATED TOWEL RAIL.**





HALLIDAY
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ALL ENQUIRIES

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