



11 Oak Drive, Auchterarder

Offers Over £330,000

Beautifully presented four-bedroom detached House • 116m² • Principal bedroom with fitted wardrobes and a stylish partially tiled en-suite shower room. • Garage with power and water, plus a generous crazy-paved driveway providing ample off-street parking. • Landscaped rear garden with patio • Generous lounge with French doors

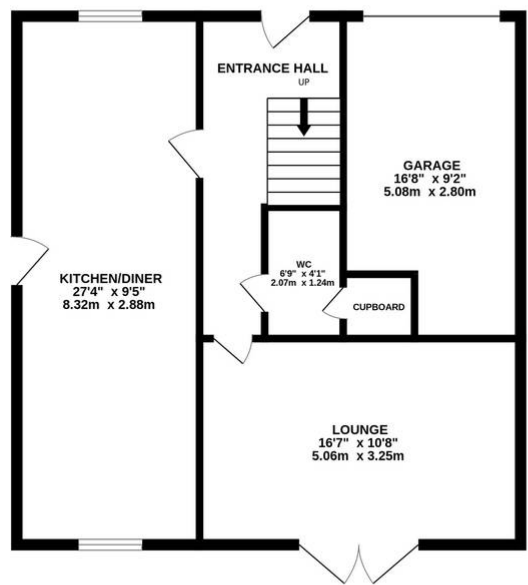


Beautifully presented and thoughtfully designed, this exceptional four-bedroom detached family home enjoys a peaceful cul-de-sac setting within easy reach of Auchterarder's excellent amenities and transport links. Immaculately maintained by the current owners, the property offers generous, flexible accommodation ideal for modern family living. The bright entrance hallway leads to a convenient WC, while the spacious lounge features French doors opening onto the landscaped rear garden. The impressive kitchen and dining room provides a stylish and practical heart of the home, with contemporary cabinetry, integrated Siemens appliances and an induction hob. Upstairs are four well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and contemporary en-suite shower room, alongside a stylish family bathroom with separate shower and bath. Bedroom two enjoys lovely open views towards Craig Rossie, while bedrooms three and four offer excellent flexibility for children, guests or home working. The landscaped rear garden provides a wonderful outdoor space for relaxation and entertaining.

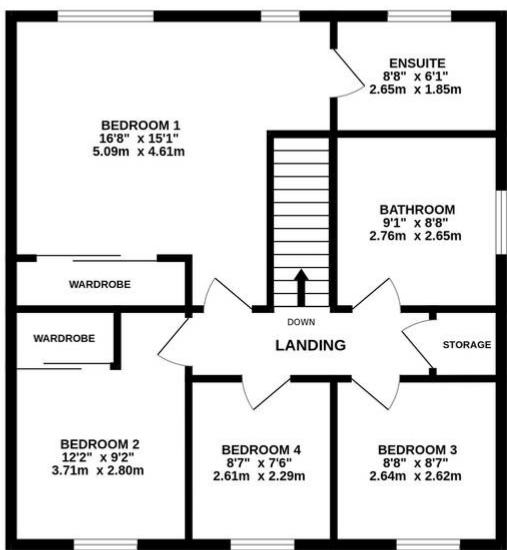




GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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