

# 1 Moss End Place

ABERUTHVEN, AUCHTERARDER, PH3 1FH



*Stunning, spacious, superb home in the village of Aberuthven, minutes away from Auchterarder and Gleneagles*



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McEwan Fraser Legal is delighted to bring to the market this stunning, four-bedroom, executive villa in a popular village location. This property would be a fantastic acquisition given its superb spot offering great commuting links, as well as being within a short distance of local amenities. The house has been well designed to maximise privacy and the natural available light to create a wonderful home with a contemporary ambience in abundance.

# THE LOUNGE



The welcoming hallway immediately sets the tone of the spacious accommodation on offer. The light-infused lounge offers elegant proportions and a vaulted ceiling for added majesty. The room offers excellent proportions to display works of art and patio doors open to the garden. The house is modern-contemporary with a neutral backdrop to display pops of colour and interest in every room.

# THE KITCHEN/DINER



The dining kitchen includes a central island and ample space for free-standing dining furniture. The utility room is of a good size for family needs. Storage is bountiful in this home. A double bedroom with a built-in wardrobe is augmented by the benefit of a shower room on the ground floor.



# BEDROOM 4



# THE SHOWER ROOM



The upper floor opens out to a spacious landing suited to holding a desk or a comfy chair and study area or simply a space to relax and read a book. Three further double bedrooms include the principal bedroom with an enviable walk-in wardrobe and an en-suite shower room. The large bathroom is embellished with a shower over the bath and contemporary tiling.



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3 & THE BATHROOM





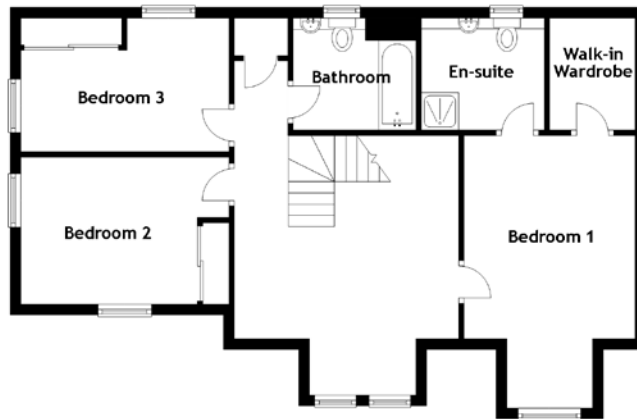
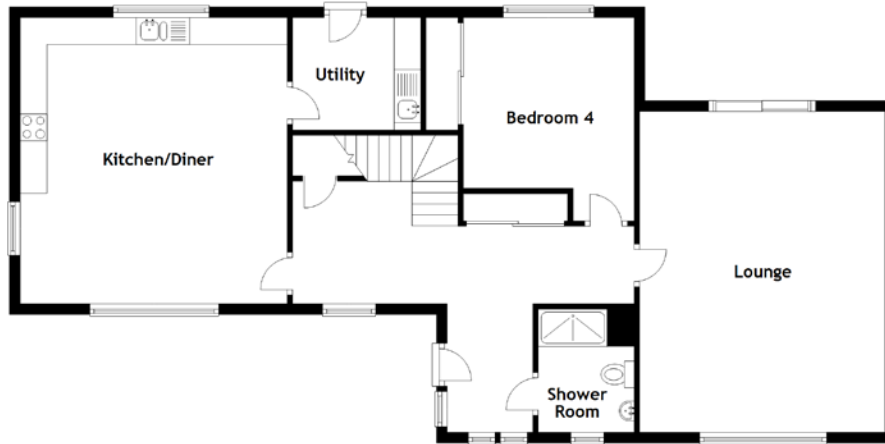
Externally, the back garden is well-defined by feature stonewalls and mature hedging including exotic bamboo. A large and well-insulated summerhouse has power and wifi access and sits alongside a deck. The garden has been cleverly landscaped to provide different “garden rooms” making this an ideal place to entertain. A drive offers off-road parking for several vehicles and a large detached garage provides additional parking or storage.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

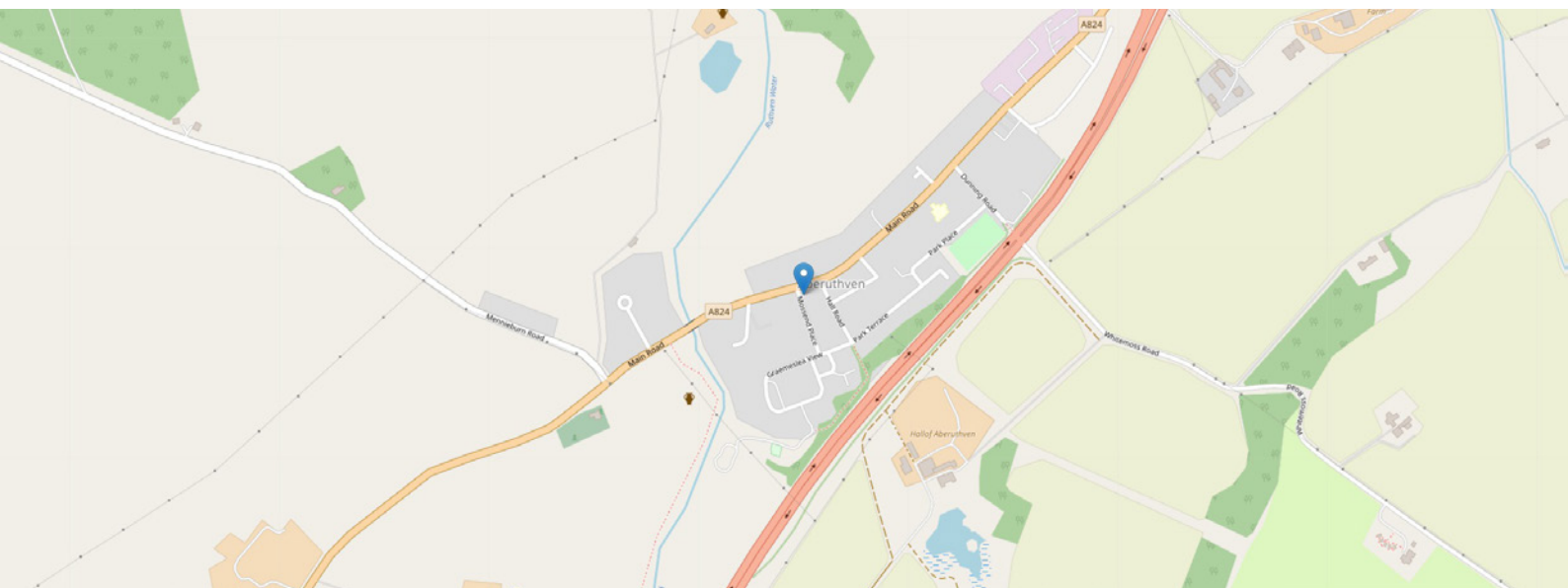


Approximate Dimensions (Taken from the widest point)

Lounge	6.00m (19'8") x 4.60m (15'1")
Kitchen/Diner	5.35m (17'7") x 5.00m (16'5")
Utility	2.40m (7'10") x 2.10m (6'11")
Bedroom 4	3.80m (12'6") x 3.20m (10'6")
Shower Room	2.30m (7'7") x 1.80m (5'11")
Bedroom 1	5.10m (16'9") x 3.20m (10'6")

En-suite	2.30m (7'7") x 2.30m (7'7")
Walk-in Wardrobe	2.30m (7'7") x 1.60m (5'3")
Bedroom 2	3.90m (12'9") x 2.75m (9')
Bedroom 3	3.90m (12'9") x 2.50m (8'2")
Bathroom	2.30m (7'7") x 2.30m (7'6")

Gross internal floor area (m<sup>2</sup>): 148m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

The small village of Aberuthven lies peacefully approximately 2.5 miles, north-east of Auchterarder and 12 miles, southwest, of Perth. Local facilities can be found within the village with further services and amenities being available within Auchterarder. The Picturesque village of Auchterarder holds a delightful Perth-shire setting, upon the doorstep of the famous five-star Gleneagles Hotel north of the Ochil hills.





The town is famous for its mile-and-a-half long high street known as “The Lang Toun” (The Long Town) There is an abundance of local eateries, specialist shops, shops selling local produce along with chain stores, a post office, a police station all service local amenities.

In 2008, it was documented that Aucherarder had the two streets with the most expensive houses in Scotland. This information is indicative of the standard of housing available in the area. For those who enjoy the outdoors, Aucheterarder has its own Golf Club and, of course, the famous Golf Course at Gleneagles is its neighbour. There are further challenging courses at Whitemoss by Aberuthven and Dunning. Horse riding, fishing and falconry can also be enjoyed here.

Schooling of good repute can be found in Auchterarder and highly regarded independent schools, such as Morrisons Academy and Ardvreck, are both easily accessible with Strathallan, Kilcraston, Glenalmond and Craigclowan a short distance away.



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