



THE LAURIESTON
HUNTERS MEADOW
AUCHTERARDER PH3 1PA

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The Laurieston is a perfectly-proportioned five-bedroom detached home with detached double garage. Its spacious entrance hall leads to an open-plan kitchen/breakfast/family room with abundant space for dining and seating areas for chilling out with the family. The kitchen is fitted with a wide range of Smeg appliances and French doors from the family area open onto the garden for al-fresco dining.

The living room also has French doors onto the garden, while a separate dining room is perfect for entertaining. The utility room, with sink and plumbing/electrical connections for washing machine and tumble drier, also provides direct access to the garden. From the hall, there is also a downstairs cloakroom.

Upstairs, there are five bedrooms leading from the galleried landing, four of which are large double-size. The master bedroom has a walk-in wardrobe, floor to ceiling window and an en-suite shower room with spacious 1200mm rain shower, chrome heated towel rail and vanity furniture. The guest bedroom also benefits from a built-in wardrobe and en-suite shower room, while bedrooms three, four and five share the well-appointed family bathroom with double ended bath, shower and chrome heated towel rail.

Please note: The position of the detached double garage varies per plot; please see architectural site layout plan for details.



AT A GLANCE

- Detached
- Five bedroom
- Large kitchen/breakfast/family room with french doors to garden
- Formal dining room
- Utility room with direct access to garden
- Luxury en-suite shower room, walk-in wardrobe and full height windows to master bedroom
- En-suite shower room and built-in wardrobe to guest bedroom
- Family bathroom with bath and separate shower

THE FINER DETAIL

- Gas central heating
- Double glazing
- Double garage with light and power

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Living room	5462mm x 3612mm 17' 11" x 11' 10"
Dining room (excluding bay)	3327mm (max) x 3127mm (max) 10' 11" x 10' 3"
Kitchen / Breakfast	3670mm (max) x 2455mm (max) 12' 0" x 8' 0"
Family Area	3922mm (max) x 2770mm (max) 12' 10" x 9' 1"
WC	2310mm (max) x 1690mm (max) 7' 7" x 5' 6"
Utility	1752.5mm x 1940mm (max) 5' 9" x 6' 4"
Detached Garage	5072mm x 5072mm 16' 8" x 16' 8"



Master bedroom	3002mm (max) x 3622mm (max) 9' 10" x 11' 10"
En-suite (including shower)	1573mm (max) x 2080mm 5' 2" x 6' 10"
Guest bedroom (including wardrobe)	3149mm (max) x 3127mm 10' 4" x 10' 3"
En-suite (including shower)	2137mm x 1422mm 7' 0" x 4' 8"
Bedroom 3 (including opt. wardrobe)	3786mm (max) x 2427mm 12' 5" x 7' 11"
Bedroom 4	2585mm x 2892mm 8' 6" x 9' 6"
Bedroom 5	2585mm x 2237mm 8' 6" x 7' 4"
Bathroom (including shower)	2585mm (max) x 2200mm (max) 8' 6" x 7' 3"



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Property reference XM1311

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.

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