



THE LONGRUSH  
HUNTERS MEADOW  
AUCHTERARDER PH3 1PA



To view the HD video click here



This six-bedroom detached home is wonderfully flexible. At entry level, the living room has a walk-in box-bay window creating a light and airy room. The well-appointed kitchen, which has plenty of space for a family dining table, can be offered with either a large open plan space that includes the dining room or can be offered with separate dining room. Within the kitchen, there is a cunningly-concealed laundry zone, plumbed and wired for your washing machine and dryer. The dining room has French doors leading to the garden, which lends lots of light to the room. From the hall, there is also a downstairs cloakroom.

On the next level, there are four bedrooms - one of which has two built-in wardrobes and an en-suite shower room - as well as a family bathroom with both bath and shower. The top floor is a superb flexible space - the perfect master bedroom suite providing a sumptuous bedroom with walk-in wardrobe, well-appointed en-suite with large shower and a separate study or spacious dressing room. For the little ones, this floor could become the ideal children room with play room included or the perfect getaway for teenagers, their own place, in the security of the family home.

## AT A GLANCE

Three bath/shower rooms

Light and airy living room with walk-in box bay

Separate dining room with French doors to garden

Open-plan kitchen/breakfast room with integrated

Walk-in wardrobe and luxury en-suite to master bedroom

Guest bedroom with built-in wardrobe and en-suite

Family bathroom with bath and separate shower

## THE FINER DETAIL

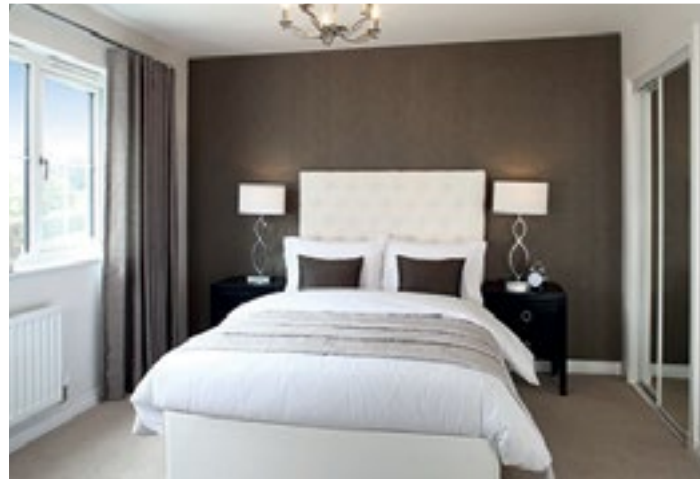
Gas central heating

Double glazing

Smeg appliances and concealed laundry zone

Integral garage with light and power







**GROUND FLOOR**

Living room including bay	5600mm x 3437mm (max)	18' 4" x 11' 3"
Dining room	3052mm x 2510mm	10' 0" x 8' 3"
Kitchen/Breakfast	4800mm (max) x 2862mm (max)	16' 0" x 9' 5"
WC	1787.5mm x 1200mm	5' 10" x 3' 11"
Garage	4997.5mm x 2427mm	16' 5" x 7' 11"

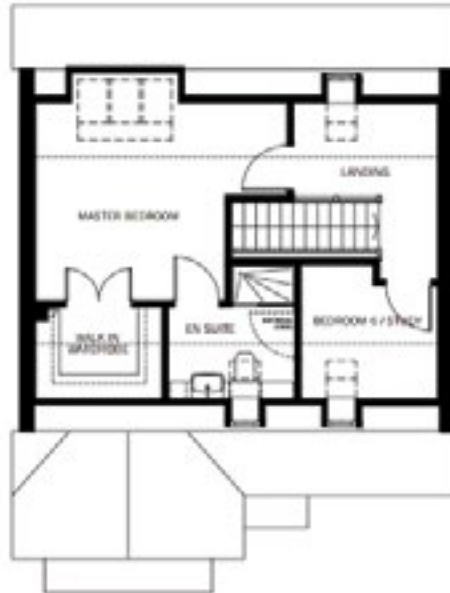
**FIRST FLOOR**

Guest bedroom	3437mm x 3330mm (max)	11' 3" x 10' 11"
En-suite (including shower)	1760mm x 2167mm	5' 10" x 6' 11"
Bedroom 3 (incl opt. wardrobe)	3785mm x 3052mm	12' 5" x 10' 0"
Bedroom 4 (incl opt. wardrobe)	3614mm x 3062mm (max)	11' 10" x 10' 0"
Bedroom 5*	2897mm (max) x 2077mm	9' 6" x 6' 10"
Bathroom including shower	2805mm (max) x 2020mm	9' 2" x 6' 7"

**SECOND FLOOR**

Master bedroom*	3606mm x 4705mm (max)	11' 10" x 15' 5"
En-suite* (including shower)	2510mm (max) x 2306mm	8' 3" x 7' 10"
Bedroom 6*	2510mm (max) x 2556mm	8' 3" x 8' 5"

\* Note: Dimensions taken to 300mm (ceiling height etc)



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Property reference XM1312

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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