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Set against the backdrop of the Ochil Hills and located on the edge of the village of Auchterarder, Shinafoot House sits proudly on around 1.5 acres providing a feeling of privacy and space.

Currently the property works well as a family home and business with a large studio attached to the main house. The studio could easily be converted to provide a self contained apartment or annexe.



AT A GLANCE

- Detached 4 bed villa
- 1.5 acres
- 3 bathrooms
- Studio area

THE FINER DETAIL

- Private garden
- Single garage
- Lovely location
- Built 2006
- EPC Band D

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The kitchen cabinetry is made of light-colored wood. On the left, there are upper cabinets with glass doors and open shelving. The open shelving holds several books and a set of red-handled knives. Below the shelves, a magnetic knife strip holds several knives and a pair of scissors. The countertop is made of speckled granite and features a white sink. Below the countertop are wooden cabinets and drawers with silver handles. A tall, narrow wooden cabinet stands to the right of the main kitchen counter.

The central island is made of light wood and has a thick wooden top. It features three wicker baskets stacked vertically on the left side. The island has a small cabinet door on the right side with a silver handle. The island is positioned between the kitchen counter and the dining table.

The dining area consists of a wooden table and six wooden chairs with red cushions. The table is positioned near a large window with a view of greenery outside. On the windowsill, there are several decorative items, including a large ceramic vase and some pumpkins. The floor is made of light wood.



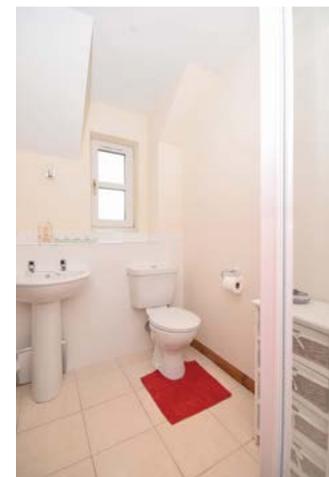


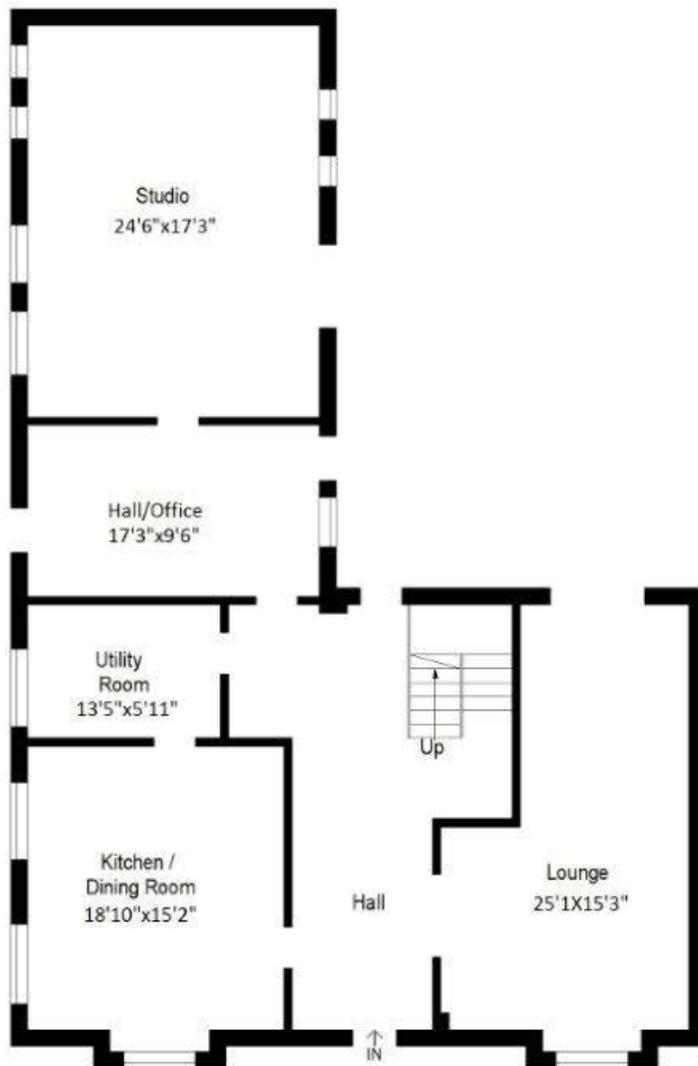
Accommodation in full comprises; entrance vestibule, wide and welcoming reception hallway, impressive open plan living / dining area, fantastic country style kitchen with centre island plus plenty of space for dining and family living, a useful utility area and WC sit close-by. The formal dining room is currently being used as an office-come-reception area and this in turn leads into the artists studio which is a superb size with vaulted ceiling and French doors leading to the garden. A turned, wooden staircase leads to the upper floor and opens out to an equally spacious landing from where we find four good size double bedrooms, two with en-suite facilities and the well appointed family bathroom.

Outside there is lots of surprises with decked areas accessed from both main public rooms creating a clear sense of flow. The tastefully

landscaped private rear garden with deck and orchard add to the pleasure. A greenhouse, garage and gated drive complete the picture. There are two plots which could in theory be used to build, subject to the appropriate planning.

Shinafoot is set approximately 2 miles from the centre of the picturesque village of Auchterarder, near the world famous Gleneagles Hotel and Golf Course. Auchterarder offers a wide range of local amenities to include shops, primary and secondary education facilities and doctors surgeries etc. There is an array of outdoor pursuits to include fishing, hill-walking, horse riding and golf at Auchterarder and Gleneagles Golf Courses. Auchterarder is situated between Perth and Stirling and offers access to the A9 motorway leading to Edinburgh and Glasgow, ideal for someone wishing to commute.





Ground Floor



First Floor



SHINAFOOT
DUNNING ROAD
AUCHTERARDER PH3 1DU

EPC Band D

Approx gross internal area 2497.23 sqft | 232 sqm

Property reference XW1316

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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