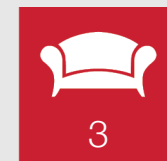




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Briven House, Main Street

Aberuthven, Auchterarder,
PH3 1HB



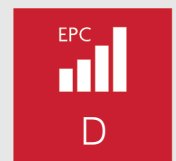
3



4



3



D



Summary

Occupying a generous plot on Aberuthven's Main Street, this detached house offers spacious and flexible accommodation, including four double bedrooms, three reception areas, a breakfasting kitchen/dining room, a separate kitchenette and three bathrooms. Aberuthven is home to reliable village amenities, including a shop/deli, a primary school, and a bus service, with more extensive facilities and services available nearby in Auchterarder.

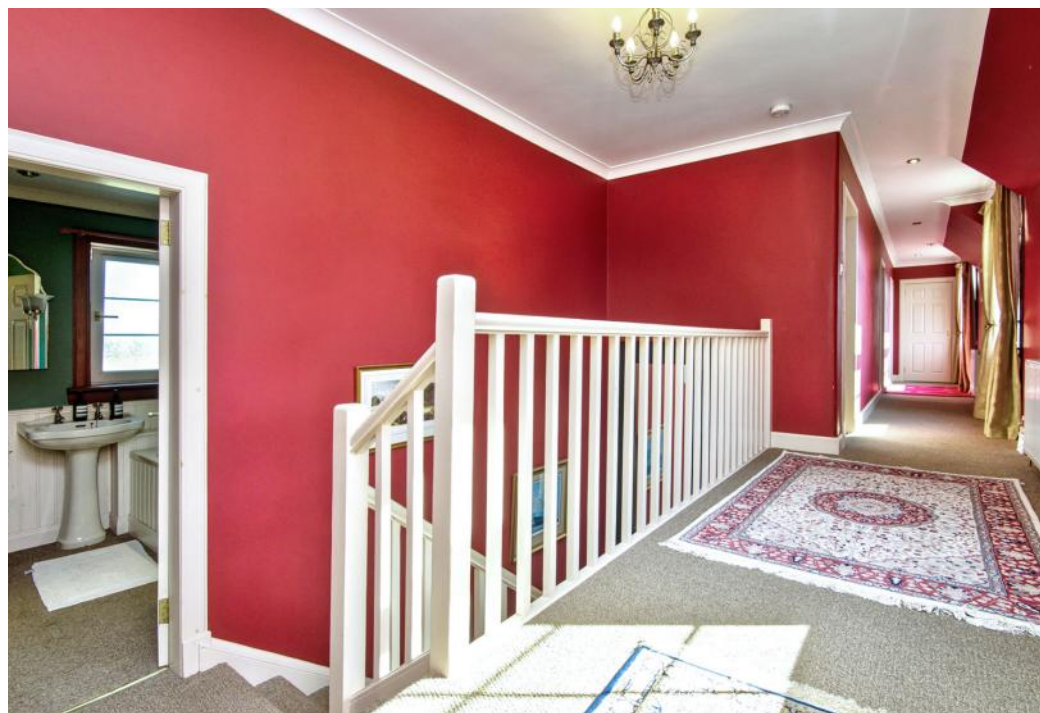
Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- Generous detached house in Aberuthven
- Entrance vestibule and hallway
- Large, dual-aspect living room
- Formal dining room/family room with adjoining kitchenette
- Breakfasting kitchen/dining room
- Versatile conservatory
- Principal bedroom with built-in wardrobes and four-piece en-suite bathroom
- Three further double bedrooms with built-in wardrobes
- En-suite shower room and separate bathroom
- Spacious, mature garden
- Detached garage/workshop and driveway
- Gas central heating and double glazing



"This generous detached house is perfect for families, with spacious and multipurpose rooms arranged over two floors."



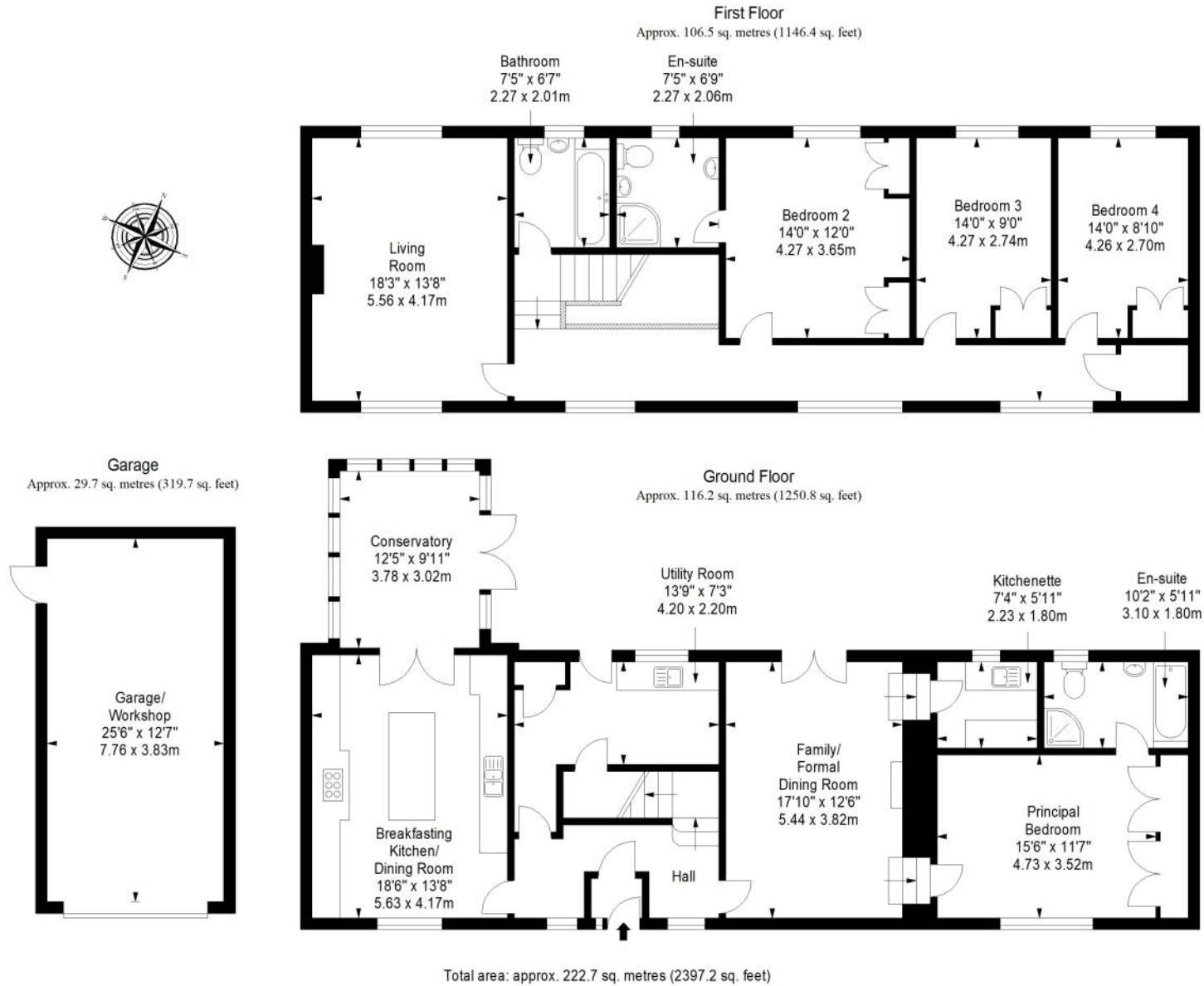




"The house is set on a large plot with a lovely mature garden, a garage/workshop, and a multi-car private driveway."



Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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