

AUCHDUNNIE BURNFOOT, GLENDEVON FK14 7 JY





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GLENDDEVON, FK14 7 JY

PROPERTY FEATURES

- A beautiful detached 3 bedroom bungalow Circa 1991
- Approximately 99 square meters of living space
- Convenient location with easy access to Dollar, Kinross, Auchterarder and Gleneagles
- Spectacular views towards the Ochil Hills and 6,000 acres of Woodland Trust land
- Spacious front facing lounge with log burning stove
- Generous open plan kitchen and dining area with breakfast bar
- Principal bedroom with ensuite shower room
- Newly renovated, single level accommodation, in move in condition
- Peaceful setting, private garden, framed by traditional stone walls
- Early viewing advised

Auchdunnie nestles within the picturesque hamlet of Burnfoot, a peaceful community of seven charming properties in Glendevon surrounded by breathtaking scenery with direct access to approximately 6,000 acres of Woodland Trust land. This idyllic location is accessed via a private road, half a mile from the A 823, tucked away but conveniently positioned for both regular commuting and rural living.

Auchdunnie is a property presented in turn key condition with neutral décor, a new roof, completely electrically rewired throughout, new central heating, a wood burning stove, replumbed throughout, new kitchen, two new modern shower rooms with underfloor heating, new internal doors, insulated loft, paved access leading to the front and back doors, a wraparound garden and parking. Combining practical living within a stunning rural setting this delightful home provides the perfect balance between comfort, tranquillity and connection to nature.

The Accommodation is Presented as Below:

Entrance porch, Hallway, Open Plan Lounge/Kitchen/Dining Area, Principal Bedroom with Ensuite Shower Room, Two Further Bedrooms and a Shower Room.

Three stone steps lead to the double front entrance doors, sheltered beneath an attractive canopy porch. Stepping inside, a welcoming vestibule introduces the home before opening into a central hallway from which the accommodation flows effortlessly. Positioned to the left, the spacious front facing lounge is a wonderful room in which to relax and unwind. Large picture windows perfectly frame the spectacular views, ensuring the ever-changing scene becomes part of the interior décor. A charming log burning stove creates a warm focal point, ideal for cosy evenings throughout the seasons.

A broad square archway connects seamlessly to the impressive kitchen and dining room, where the flooring unifies the spaces and enhances the feeling of openness. The dining area offers ample room for entertaining family and friends, while the well-appointed contemporary fitted kitchen with an excellent range of Shaker style wall and base units finished in an attractive teal blue hue, complemented by warm wooden work surfaces. Integrated appliances include a halogen hob, extractor fan, electric oven, dishwasher, fridge freezer and washing machine, while a breakfast bar provides an informal spot for morning coffee or casual dining.

Returning to the hallway, the principal bedroom enjoys a front facing position and benefits from its own ensuite, complete with a walk-in shower, vanity sink with integrated storage, under floor heating, heated towel rail, heated mirror with lights and a WC. Bedroom two is a generous double room featuring fitted double wardrobes, while bedroom three provides additional flexible accommodation, ideal as a guest bedroom, home office or hobby room. Completing the accommodation is the contemporary family shower room, beautifully appointed with a walk-in shower, vanity sink with integrated storage, under floor heating, heated towel rail, heated mirror with lights and a WC.



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Externally the gardens extend to the front, side and rear of the property and are bounded by a combination of fencing and attractive stone walling which blend harmoniously with the surrounding landscape. A gravelled driveway provides convenient off-road parking for two vehicles, while the outdoor space offers numerous opportunities to sit, relax and absorb the tranquillity of this remarkable setting. Particularly captivating is the beautiful stone retaining wall, complete with a secret wooden door.

Few properties offer such a unique combination of privacy, scenery and accessibility. Whether enjoying peaceful woodland walks, watching the changing seasons unfold across the Ochil Hills, or simply relaxing beside the fire after a day spent exploring the countryside, Auchdunnie delivers a lifestyle that is both restorative and inspiring. This is more than a home; it is a rare opportunity to become part of a close-knit rural community whilst enjoying one of Central Scotland's most enchanting settings. Early viewing is highly recommended to fully appreciate everything this hidden gem has to offer.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable.

Viewings are strictly by appointment only via Harper & Stone.

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Council Tax Band E
EER Band D

Water: Mains
Sewage: Septic Tank
Heating: Electric

Broadband - Fibre Broadband available for connection to property.

Nestled in the heart of the Ochil Hills, Glendeven is a small rural community sitting 5 miles outside Dollar and 8 miles from Auchterarder within the Council area of Perth and Kinross.

Nearest rail link - Gleneagles train station.

An idyllic spot with an abundance of reservoir trails linking a variety of routes across the wooded landscapes and wonderful selection of local golf courses at Muckhart, Gleneagles and Auchterarder.

Nearby primary schools at Auchterarder, Muckhart and Fossaway with secondary education available at Kinross High School, The Community School of Auchterarder, with a number of private schools in the vicinity, chiefly Dollar Academy.

Auchterarder, Kinross and Dollar are all less than 15 minutes' drive away.



