



# Buy your next home with Next Home

Leading Perthshire Estate Agency

6 Benton Road, Auchterarder, PH3 1FQ

Fixed Price £185,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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6 Benton Road, Auchterarder, PH3 1FQ

Many thanks for your interest with 6 Benton Road, Auchterarder, PH3 1FQ.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

# About the Area

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This property is located in the highly desirable town of Auchterarder which provides an abundance of local amenities and leisure facilities including an array of shops, hairdressers, restaurants, health centre and golf course.

There are primary and secondary schools within the town and the nearby A9 makes it an ideal location for commuting to Perth, Stirling, Edinburgh and Glasgow.

The town is also well serviced by Gleneagles train station. The prestigious Gleneagles Hotel offers a host of unique leisure facilities and restaurants including the award winning Andrew Fairlie as well as three championship golf courses which are regarded among the best courses in the world.



# Property Summary

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We are delighted to bring this spacious and well presented END TERRACED TWO BEDROOM VILLA to the market.

The property is located within a popular residential area and benefits from a large enclosed sunny garden.

The accommodation comprises entrance hall with large storage cupboard; WC with white suite; modern kitchen with integrated oven, hob, extractor and dishwasher; bright lounge with space for dining, doors to the garden and large walk in cupboard with light; 2 double bedrooms with fitted mirrored wardrobes and the principal having and en-suite shower room; bathroom with white suite.

There is double glazing and gas central heating throughout.

Externally there is a large, landscaped garden with pond, green house, shed, fruit trees including pear, apple and plum and there is a large cabin with wood burning stove. An awning is fitted to provide shade if required over the patio area. The property benefits from having a parking space and there are visitors parking alongside.





# Key property features

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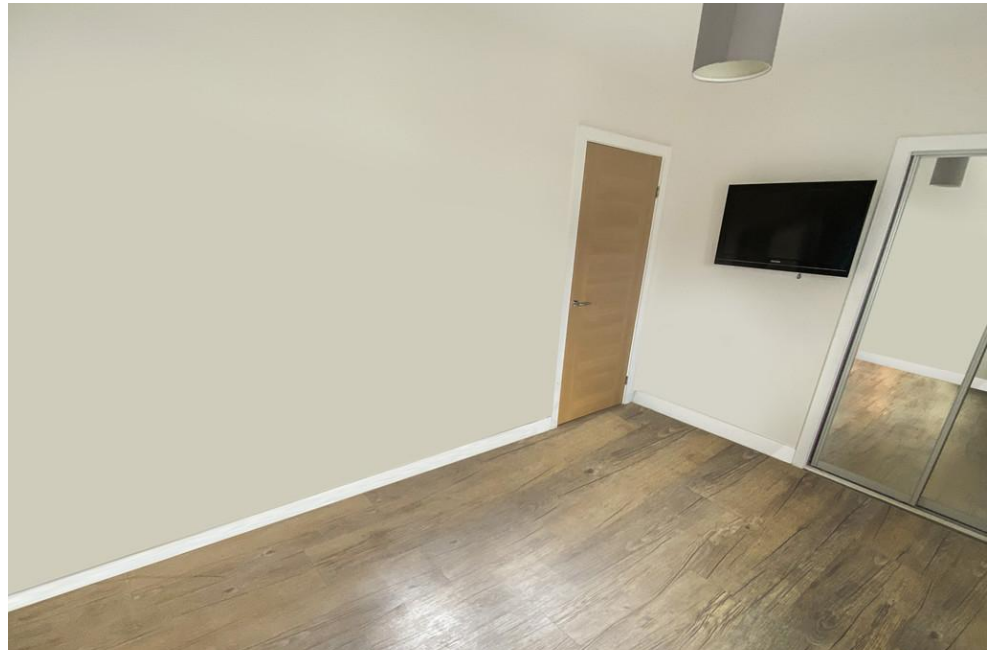
- ✓ End Terraced Villa
- ✓ Bright Spacious Lounge
- ✓ Modern Kitchen with Appliances
- ✓ 2 Bedrooms with Fitted Wardrobes
- ✓ WC, Bathroom & En-Suite
- ✓ Gas Central Heating
- ✓ Double Glazing
- ✓ Private Parking
- ✓ Large Enclosed Garden
- ✓ Cabin, Garden Shed, Greenhouse and Awning



















Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.



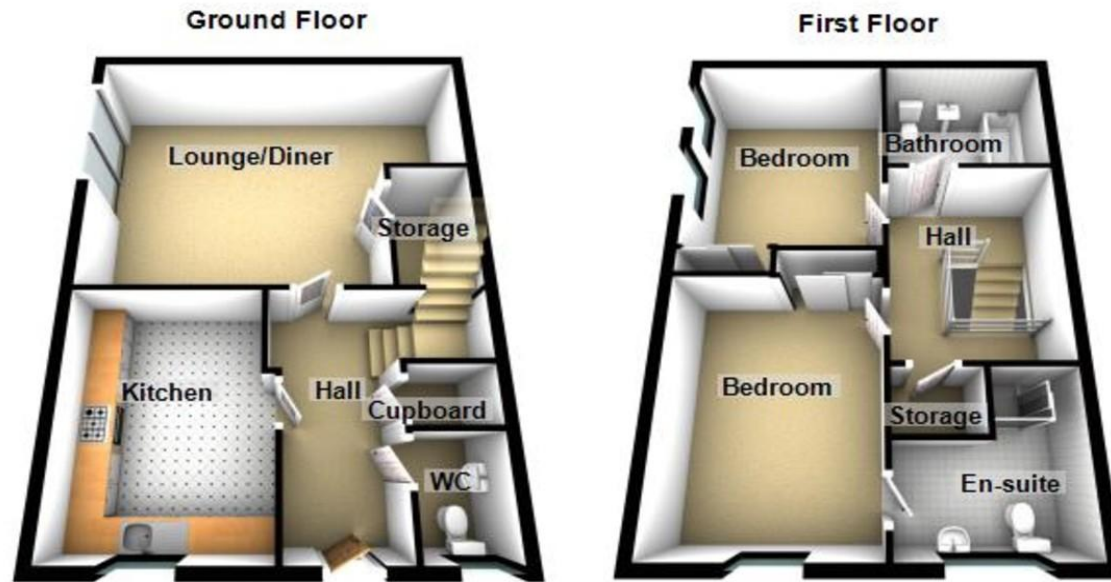
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# Floorplans

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# Property Room sizes

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## **HALL**

*11' 5" x 5' 4" (3.48m x 1.63m)*

## **LOUNGE**

*16' 6" x 14' 6" (5.03m x 4.42m)*

## **KITCHEN**

*11' 5" x 7' 6" (3.48m x 2.29m)*

## **WC**

*7' 2" x 3' 5" (2.18m x 1.04m)*

## **BEDROOM**

*12' 0" x 8' 10" (3.66m x 2.69m)*

## **ENSUITE**

*7' 2" x 6' 10" (2.18m x 2.08m)*

## **BEDROOM**

*11' 11" x 8' 6" (3.63m x 2.59m)*

## **BATHROOM**

*7' 5" x 7' 2" (2.26m x 2.18m)*

## **CABIN**

*13' 0" x 10' 11" (3.96m x 3.33m)*

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.





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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth ..... 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email [sales@nexthomeonline.co.uk](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

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