



# Buy your next home with Next Home

Leading Perthshire Estate Agency

Cranberry, Townhead, Auchterarder, PH3 1JG

Fixed Price £312,500

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

---

Cranberry, Townhead, Auchterarder, PH3 1JG

Many thanks for your interest with Cranberry, Townhead, Auchterarder, PH3 1JG.

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.

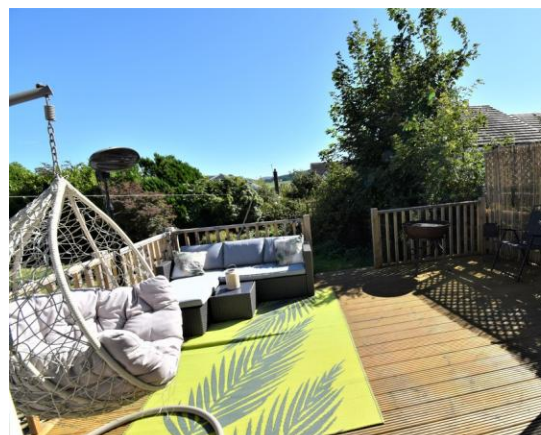
# About the Area

---

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

---

We are delighted to bring to the market this spacious and well presented detached FOUR BEDROOM VILLA offering versatile accommodation set within enclosed garden grounds and affording magnificent views.

The accommodation comprises entrance vestibule; hall; bright lounge with feature log burning stove; dining kitchen with dual aspect windows and doors to the rear; rear hall with cloaks area; utility store; 3 bedrooms and bathroom with free standing bath on the ground floor together with a large attic room/bedroom with excellent storage and views on the first floor.

There is double glazing and gas central heating.

Externally the garden is enclosed and predominantly laid to lawn with mature shrubs.

There are two areas of decking which provide an ideal haven for socialising during the summer months. A large driveway provides parking for several vehicles and there is a detached garage.



# Key property features

---

- ✓ Spacious & Versatile accommodation
- ✓ Large enclosed garden
- ✓ Beautiful Views
- ✓ Bright Kitchen
- ✓ Lounge with wood burning stove
- ✓ Utility Cupboard and Cloaks area
- ✓ Bathroom with white suite
- ✓ Large Driveway
- ✓ Detached garage
- ✓ Close to town centre











An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and garages. The overall scene is a typical suburban housing estate.

# Have a property to sell?

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



**NEXTHOME**

ESTATE & LETTING AGENTS

# Floorplans

---



# Property Room sizes

---

**VESTIBULE**

**HALL**

**LIVING ROOM**

*13' 11" x 12' 10" (4.24m x 3.91m)*

**DINING KITCHEN**

*16' 0" x 13' 1" (4.88m x 3.99m)*

**CLOAKS AREA**

**UTILITY STORE**

**BEDROOM**

*12' 5" x 12' 1" (3.78m x 3.68m)*

**BEDROOM**

*11' 9" x 11' 1" (3.58m x 3.38m)*

**BEDROOM**

*10' 7" x 9' 0" (3.23m x 2.74m)*

**BATHROOM**

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

**ATTIC ROOM/BEDROOM**

*18' 10" x 15' 8" (5.74m x 4.78m)*

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.



**NEXTHOME**  
ESTATE & LETTING AGENTS

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)

*The only Perthshire estate agent available 7 days until 9pm*

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme