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Leading Perthshire Estate Agency

9 Cypress Court, Auchterarder, PH3 1GP

Offers Over £310,000


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ESTATE & LETTING AGENTS

Buying with Next Home

9 Cypress Court, Auchterarder, PH3 1GP

Many thanks for your interest with 9 Cypress Court, Auchterarder, PH3 1GP.

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 renown 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.

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We're open 7 days a
week until 9pm



Registered Buyers



No obligation
mortgage advice



Conveyancing
Quotations



First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
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.





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Property Summary

Next Home are delighted to bring to the market this immaculately presented 4 bedroom detached family home situated in the popular town of Auchterarder.

The property has been finished to a high standard and offers spacious accommodation set over 2 levels comprising: Entrance hall with w/c, open plan kitchen/diner, a very welcoming lounge with space for a variety of free-standing furniture, 4 bedrooms with the principal bedroom offering countryside views, good storage and an en-suite shower room. Additionally there is a 4 piece family bathroom located on the 1st floor.

Off-street parking can be found to the front of the property via mono-bloc driveway that leads to a single garage. There is a low maintenance fully enclosed rear garden with a patio area and lawn.

Gas central heating and double glazing throughout.



Key property features

- ✓ Immaculately presented
- ✓ Bespoke wood pannelling
- ✓ NHBC
- ✓ Popular residential area
- ✓ Countryside views
- ✓ Bright and spacious
- ✓ Ideal family home
- ✓ Principal en-suite
- ✓ Garage
- ✓ Close to local amenities















Have a property to sell?

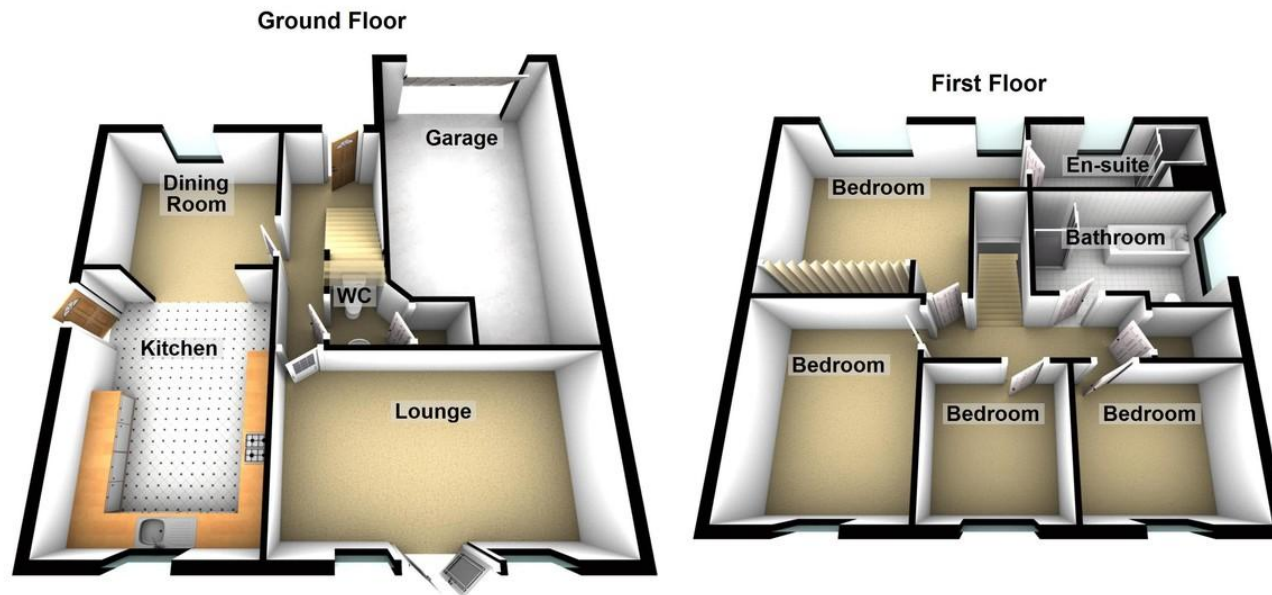
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

ENTRANCE HALL

16' 1" x 6' 11" (4.9m x 2.11m)

KITCHEN

15' 8" x 9' (4.78m x 2.74m)

DINING ROOM

11' 1" x 9' (3.38m x 2.74m)

LOUNGE

16' 1" x 10' 1" (4.9m x 3.07m)

W/C

6' 3" x 4' 3" (1.91m x 1.3m)

BEDROOM

16' 5" x 12' 10" (5m x 3.91m)

ENSUITE

8' 9" x 5' 4" (2.67m x 1.63m)

BEDROOM

13' 5" x 8' 8" (4.09m x 2.64m)

BEDROOM

9' 6" x 7' 3" (2.9m x 2.21m)

BEDROOM

10' x 8' 11" (3.05m x 2.72m)

BATHROOM

8' 9" x 8' 9" (2.67m x 2.67m)

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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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