



27 Castle Drive, Auchterarder, PH3 1FU

Offers Over £275,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

27 Castle Drive, Auchterarder, PH3 1FU

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Registered Buyers



No obligation
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Conveyancing
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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 3 bedroom detached villa situated in a sought after area of the popular town of Auchterarder.

The property makes the ideal family home with spacious accommodation set over 2 levels comprising: Entrance hall, lounge with space for a variety of free-standing furniture and access to the understairs cupboard, open plan kitchen/dining room with a modern fully fitted , space for a dining table and chairs and patio doors leading to the rear garden, utility room and w/c.

The 1st floor has 3 bedrooms, all of which have built in storage with the principal bedroom benefitting from an en-suite shower room. There is also a family bathroom and access to the attic.

Off-street parking is provided to the front via mono-bloc driveway that leads to a single garage.

The south facing rear garden is fully enclosed with timber fencing to the borders, lawn and a patio area ideal for hosting and relaxing in the summer months.

Gas central heating, double glazing and solar panels.



Key property features

- ✓ 3 double bedrooms
- ✓ NHBC
- ✓ Popular residential area
- ✓ South facing garden
- ✓ Ideal family home
- ✓ Solar panels
- ✓ Single garage
- ✓ Close to all local amenities
- ✓ Gas central heating
- ✓ Principal en-suite













Have a property to sell?

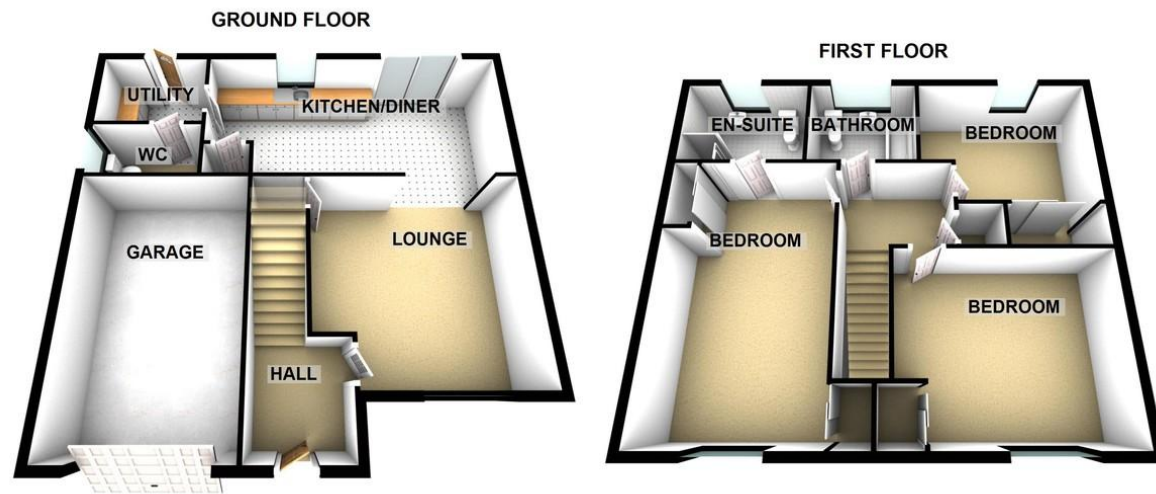
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

HALL

LOUNGE

14' 9" x 10' 10" (4.5m x 3.3m)

KITCHEN/DINER

17' 5" x 10' 2" (5.31m x 3.1m)

UTILITY ROOM

6' 3" x 5' 11" (1.91m x 1.8m)

WC

5' 11" x 4' 3" (1.8m x 1.3m)

PRINCIPAL BEDROOM

17' 5" x 9' 6" (5.31m x 2.9m)

ENSUITE

6' 1" x 5' 3" (1.85m x 1.6m)

BEDROOM

11' 2" x 10' 10" (3.4m x 3.3m)

BEDROOM

11' x 9' 2" (3.35m x 2.79m)

BATHROOM

7' 10" x 5' 3" (2.39m x 1.6m)

GARAGE

19' 8" x 9' 10" (5.99m x 3m)

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

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

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