

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Oak Tree Cottage, Tullibardine, Auchterarder, PH3 1JU

Offers Over £375,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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Oak Tree Cottage, Tullibardine, Auchterarder, PH3  
1JU

Many thanks for your interest with Oak Tree Cottage, Tullibardine, Auchterarder, PH3 1JU.

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.

# Next Home your number 1 choice for property sales



FREE Valuations



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

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This property is located a short drive from 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 4 bedroom detached villa situated in the popular hamlet of Tullibardine located 1/2 mile from the town of Auchterarder.

The property would be an ideal family home with accommodation set over 2 levels comprising: Vestibule, a bright and welcoming entrance hall, spacious lounge with space for a variety of free-standing furniture and patio doors leading to the garden, study, open plan kitchen/dining room with ample room for a large dining table chairs and free-standing white goods, utility room and shower room are located on the ground floor.

The 1st floor is accessed by an open stairwell with a floor to ceiling window allowing natural light to flood the landing. There are 4 bedrooms located on this level with the principal bedroom providing an en-suite shower room. There are 2 further double bedrooms and a single/study room.

The rear garden offers privacy throughout with mature trees to the borders. There is large lawn, decking and patio which are all ideal for hosting and relaxing in the summer months.

Additionally, there is studio/office pertaining to the property with a single garage in front.

Oil fired heating and double glazing throughout.



# Key property features

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- ✓ Quiet location
- ✓ Private garden
- ✓ Outbuilding
- ✓ Garage
- ✓ Close to Auchterarder
- ✓ 4 bedrooms
- ✓ Study
- ✓ Ideal family home
- ✓ Great walks nearby
- ✓ Oil fired heating
- ✓ Gigabit High speed internet























# Have a property to sell?

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

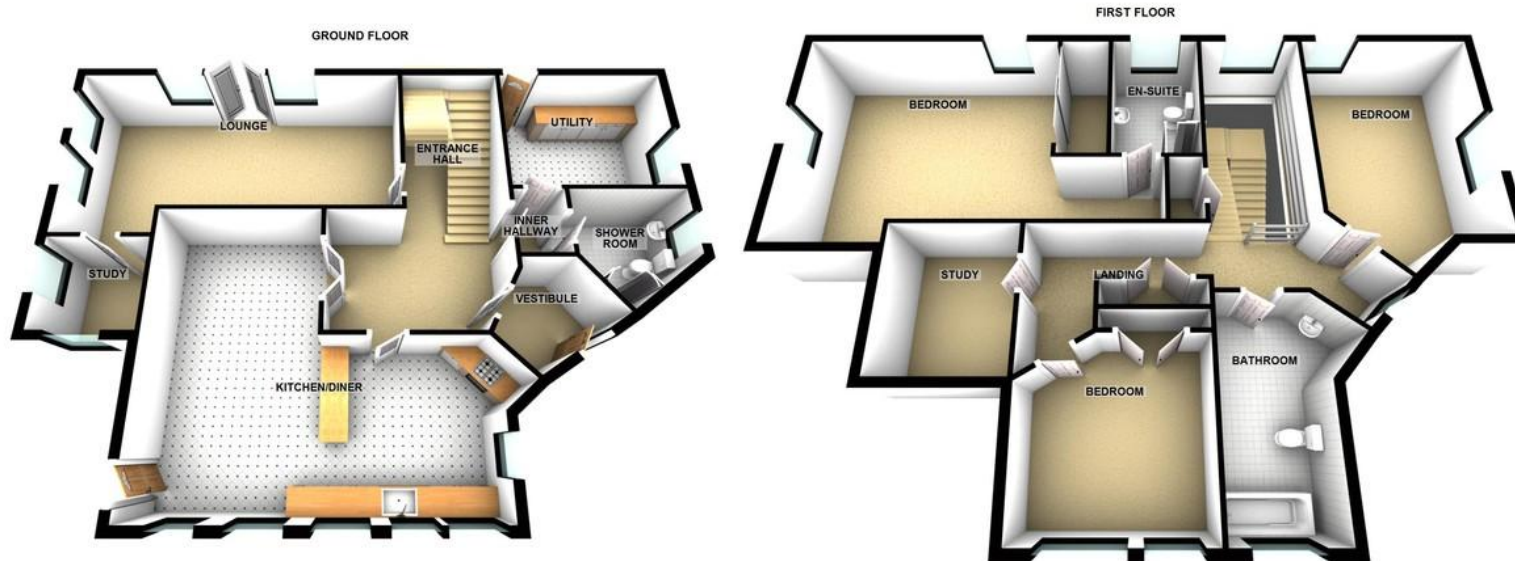


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# Floorplans

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# Property Room sizes

**VESTIBULE**

*9' 9" x 8' 3" (2.97m x 2.51m)*

**HALL**

**BEDROOM**

*22' 8" x 13' 10" (6.91m x 4.22m)*

**KITCHEN/DINER**

*28' 2" x 17' 3" (8.59m x 5.26m)*

**ENSUITE**

*6' 7" x 6' 7" (2.01m x 2.01m)*

**LOUNGE**

*22' 8" x 13' 10" (6.91m x 4.22m)*

**BEDROOM**

*14' 9" x 10' 9" (4.5m x 3.28m)*

**OFFICE/STUDY**

*8' x 6' 6" (2.44m x 1.98m)*

**BEDROOM**

*9' 10" x 9' 10" (3m x 3m)*

**UTILITY ROOM**

*9' 9" x 7' 10" (2.97m x 2.39m)*

**BEDROOM/STUDY**

*7' 10" x 7' 8" (2.39m x 2.34m)*

**SHOWER ROOM**

**BATHROOM**

*12' 3" x 7' (3.73m x 2.13m)*

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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