



Buy your next home with Next Home

Leading Perthshire Estate Agency

16 Sycamore Avenue, Auchterarder, PH3 1GQ

Offers Over £285,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

16 Sycamore Avenue, Auchterarder, PH3 1GQ

Many thanks for your interest with 16 Sycamore Avenue, Auchterarder, PH3 1GQ.

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 very well presented 3/4 BEDROOM SEMI DETACHED VILLA situated within a quiet cul de sac in the popular town of Auchterarder.

The property was built by Robertson Homes and has been recently extended to include a lovely and bright garden/sun room to the rear with apex ceiling and doors to the garden and study/bedroom 4 and utility room to the side.

The rest of the accommodation comprises hall; WC; bright lounge with front facing window and media wall incorporating TV recess, feature gas fire and shelf; large dining kitchen with storage cupboard and integrated 5 ring gas burner oven, hob, extractor, microwave, dishwasher and fridge freezer; family bathroom; 3 double bedrooms, the principal having an en-suite shower room.

There is double glazing and gas central heating throughout.

To the front there is off street parking for 3 vehicles and an electric charging point.

The rear garden is enclosed with plants and paved patio area.



Key property features

- ✓ Semi Detached Extended Villa
- ✓ Bright Lounge with Media Wall
- ✓ Spacious Dining Kitchen with Integrated Appliances
- ✓ Sun/Garden Room
- ✓ WC & Utility Room
- ✓ 3 Double Bedroom & 4th Bedroom/Study
- ✓ En-Suite Shower Room & Bathroom
- ✓ Large Driveway
- ✓ Enclosed Garden
- ✓ Electric Charging Point









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled 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 driveways. The overall scene is peaceful and typical of a suburban setting.

Have a property to sell?

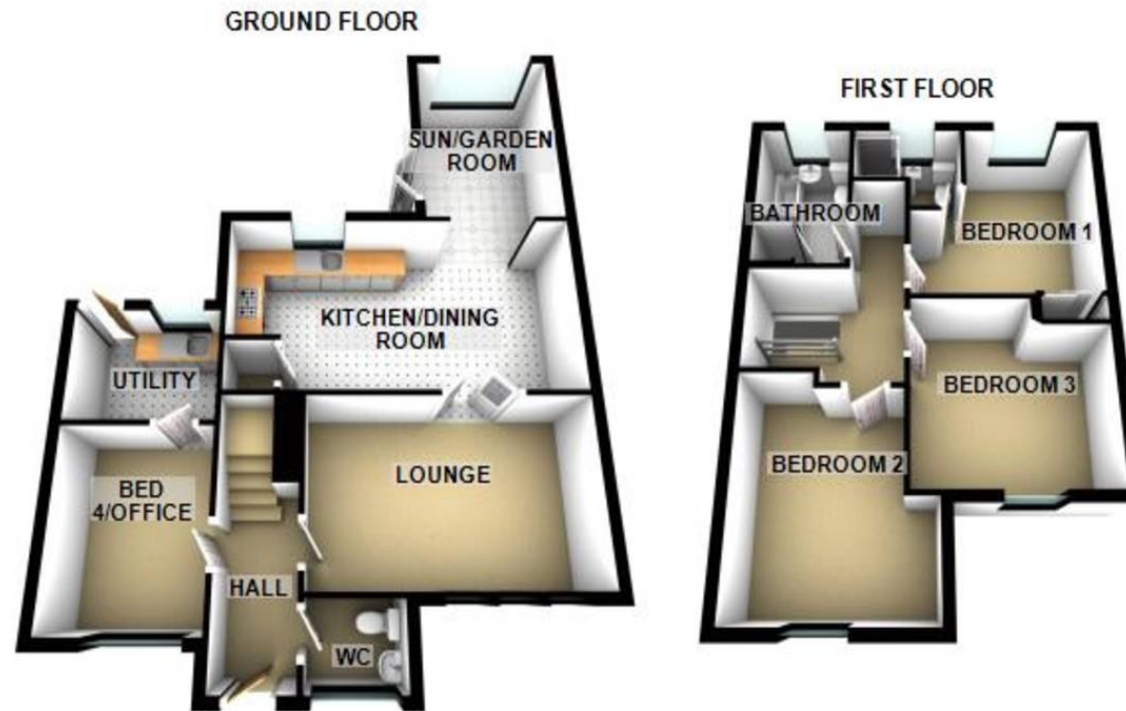
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room Sizes

HALL

13' 1" x 4' 11" (3.99m x 1.5m)

WC

6' 4" x 5' 10" (1.93m x 1.78m)

KITCHEN DINING ROOM

22' 1" x 13' 2" (6.73m x 4.01m)

GARDEN/SUN ROOM

12' 6" x 12' 4" (3.81m x 3.76m)

LOUNGE

16' 9" x 12' 0" (5.11m x 3.66m)

STUDY/BEDROOM 4

9' 9" x 8' 7" (2.97m x 2.62m)

UTILITY ROOM

8' 8" x 6' 3" (2.64m x 1.91m)

BEDROOM

14' 2" x 11' 1" (4.32m x 3.38m)

EN-SUITE

6' 10" x 5' 11" (2.08m x 1.8m)

BEDROOM

3' 3" x 11' 11" (1m x 3.63m)

BEDROOM

11' 5" x 10' 3" (3.48m x 3.12m)

BATHROOM

9' 5" x 6' 10" (2.87m x 2.08m)



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.



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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