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Leading Perthshire Estate Agency



33 Townhead, Auchterarder, PH3 1JG

Offers Over - £180,000

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ESTATE & LETTING AGENTS

Buying with Next Home

33 Townhead, Auchterarder, PH3 1JG

Many thanks for your interest with 33 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.

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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

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

This charming property is presented in excellent move-in condition and offers generously proportioned living spaces spread across two floors. Boasting a versatile layout, this 3-bedroom home (with an additional office/playroom) is ideally located in the highly sought-after town of Auchterarder, Perthshire.

A welcoming external porch leads to the entrance and into a bright hallway with stairs ascending to the first floor. On the ground floor, you'll find a spacious lounge, a well-appointed dining kitchen, a rear hallway, a modern shower room, and a utility room. A double bedroom on this level features its own staircase leading to a separate room that could serve as an office, playroom, gym, or even an occasional bedroom.

The first floor is home to two generously sized double bedrooms, one of which benefits from an en-suite WC, offering a private and comfortable retreat. Outside, the property is set within a neat garden to the front, with a well-maintained lawn. To the rear, you'll find a practical drying area and a pathway leading to the back entrance.



Key property features

- ✓ Spacious accommodation throughout
- ✓ Good sized lounge
- ✓ Gas central heating
- ✓ Large utility area
- ✓ Private drying area to rear
- ✓ 3 Double bedrooms and office
- ✓ Dining kitchen
- ✓ Modern shower room
- ✓ Close to local amenities
- ✓ Low maintenance garden to front













An aerial photograph of a suburban residential neighborhood, featuring rows of brick houses with tiled roofs and green lawns. The image is overlaid with a semi-transparent blue filter. The text is centered in the upper half of the image.

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the most accurate valuation.

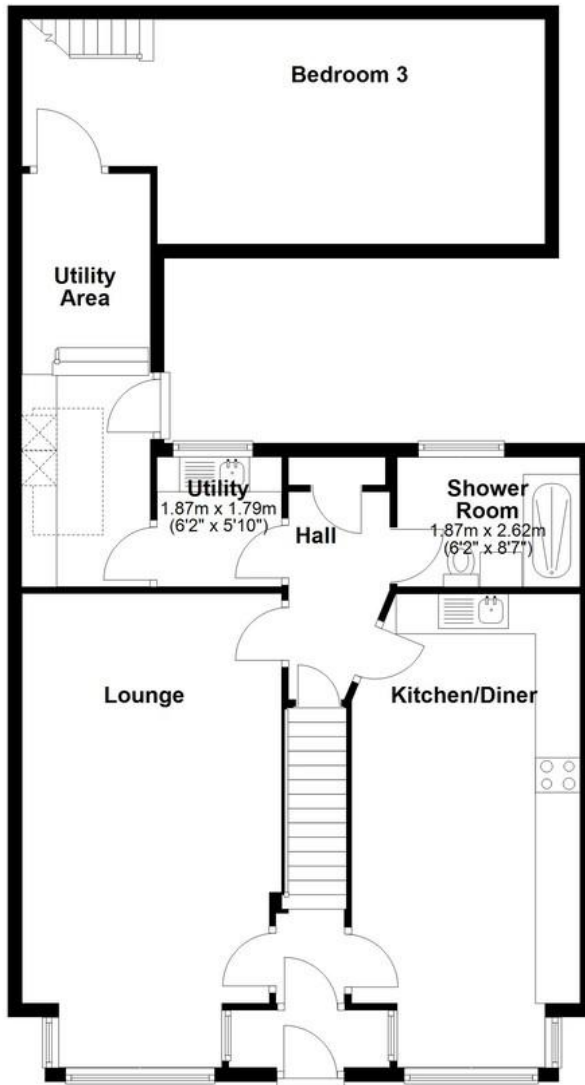


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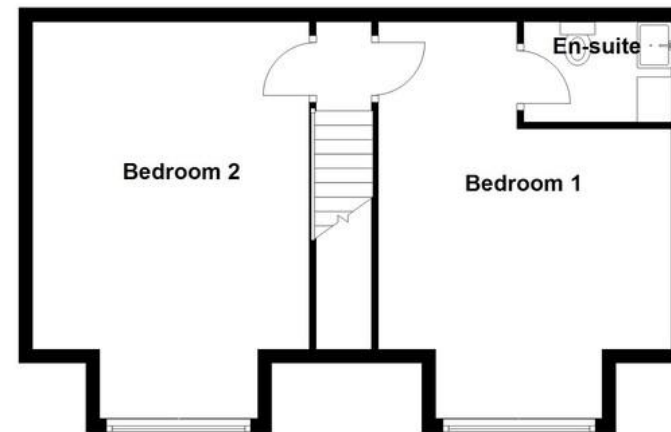
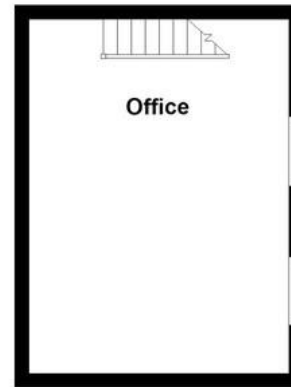
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Floorplans

Ground Floor



First Floor





Property Room sizes

LOUNGE

11' 7" x 19' 5" (3.53m x 5.92m)

KITCHEN/DINER

10' 7" x 19' 3" (3.23m x 5.87m)

SHOWER ROOM

9' 7" x 5' 4" (2.92m x 1.63m)

UTILITY ROOM

10' 9" x 9' 2" (3.28m x 2.79m)

BEDROOM 3

16' 7" x 9' 7" (5.05m x 2.92m)

OFFICE

8' 5" x 15' 6" (2.57m x 4.72m)

BEDROOM 1

11' 4" x 17' 7" (3.45m x 5.36m)

BEDROOM 2

10' 6" x 17' 6" (3.2m x 5.33m)

ENSUITE

7' 4" x 4' 0" (2.24m x 1.22m)

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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63 – 65 George Street, Perth	01738 44 43 42	1a James Square, Crieff.....	01764 65 00 44
41 - 43 Allan Street, Blairgowrie.....	01250 39 80 02	211 High Street, Auchterarder.....	01764 66 36 66
47a Atholl Road, Pitlochry.....	01796 54 80 14	Email sales@nexthomeonline.co.uk	

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