



Buy your next home with Next Home

Leading Perthshire Estate Agency

13 Hunter Street, Auchterarder, PH3 1PA

Fixed Price £325,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

13 Hunter Street, Auchterarder, PH3 1PA

Many thanks for your interest with 13 Hunter Street, Auchterarder, PH3 1PA.

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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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 this immaculately presented four bedroom detached villa situated in the popular town of Auchterarder.

This property is situated on a Substantial sized corner plot and would make the ideal family home.

Set over two levels of spacious accommodation comprises: Entrance Hall, lounge with ample room for freestanding furniture, a modern and well finished open plan kitchen diner with space for a dining table And French patio doors leading to the rear garden, utility room and WC completes the accommodation on the Ground floor.

The first floor is access via a carpeted stairwell which leads to the landing and gives access to 4 bedrooms; Two of which benefit from having ensuite shower rooms and built-in mirrored wardrobes. There is also a three-piece bathroom suite.

To the front of the property, there is a large monobloc block driveway for multiple vehicles that leads to a single garage.

The rear garden is fully enclosed with timber fencing with mature planting throughout. It is easy to maintain with a lawn and patio area.

Gas central heating and double glazing throughout.



Key property features

- ✓ Ex Show home
- ✓ Immaculately presented
- ✓ 4 double bedrooms
- ✓ 2 en-suites
- ✓ Large corner plot
- ✓ Ample parking for multiple vehicles
- ✓ Popular residential area
- ✓ Private garden
- ✓ Single garage
- ✓ Close to local amenities











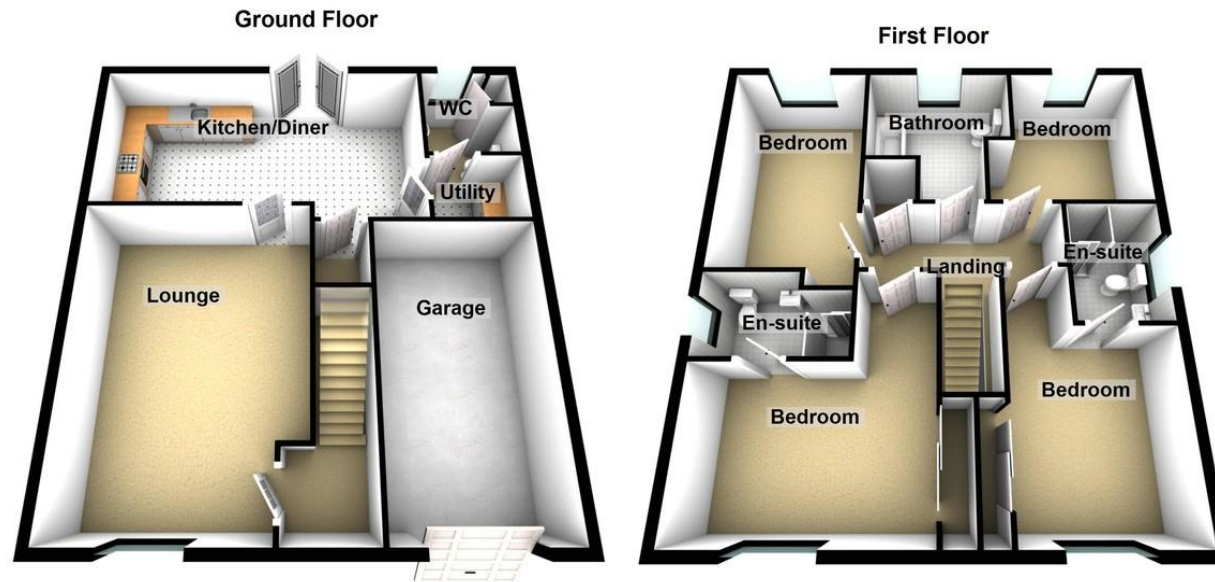
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Floorplans



Property Room sizes

HALL

LOUNGE

16' 2" x 11' 6" (4.93m x 3.51m)

KITCHEN/DINER

17' 2" x 11' 3" (5.23m x 3.43m)

UTILITY ROOM

7' 1" x 4' 7" (2.16m x 1.4m)

W/C

6' 9" x 6' 6" (2.06m x 1.98m)

LANDING

BEDROOM

14' 9" x 11' 5" (4.5m x 3.48m)

ENSUITE

7' 6" x 5' 3" (2.29m x 1.6m)

BEDROOM

14' 4" x 8' 6" (4.37m x 2.59m)

ENSUITE

7' 4" x 4' 9" (2.24m x 1.45m)

BEDROOM

9' x 8' 5" (2.74m x 2.57m)

BEDROOM

13' x 8' 2" (3.96m x 2.49m)

BATHROOM

8' 6" x 7' 1" (2.59m x 2.16m)

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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47a Atholl Road, Pitlochry..... 01796 54 80 14

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

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

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