



# Buy your next home with Next Home

Leading Perthshire Estate Agency

42a Feus, Auchterarder, PH3 1DG

Offers Over £150,000

■■■■■  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

---

42a Feus, Auchterarder, PH3 1DG

Many thanks for your interest with 42a Feus, Auchterarder, PH3 1DG.

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 reknown 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

---

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.





Get to know about our newly listed properties 1st by  
signing up to our Hot Buyers lists!

Visit [www.nexthomeonline.com/buying](http://www.nexthomeonline.com/buying)



# Property Summary

---

Next Home are delighted to bring to the market this spacious 3-bedroom apartment situated in the popular residential area of Auchterarder.

The property would be ideal for a first time buyer with accommodation set over 2 levels: Entrance hall which is useful for outdoor attire; a carpeted stairwell leads to the landing which gives access to all rooms on offer; a bright and tastefully decorated kitchen with built in oven with 4 ring gas hob and extractor hood above and room for dining table and chairs, spacious lounge with ample room for a range of free-standing furniture, 3 double bedrooms with built in wardrobes and a modern shower room complete the property.

There is a private garden to the rear of the property which is gravelled and patio for ease of maintenance.

There is also a large wooden outbuilding. Gas central heating and double glazing throughout,



# Key property features

---

- ✓ 3 double bedrooms
- ✓ Ideal for a first-time buyer
- ✓ Chain free
- ✓ Private garden
- ✓ Outbuilding
- ✓ Modern kitchen
- ✓ Modern Shower room
- ✓ Self-contained apartment
- ✓ Popular residential area
- ✓ Close to local amenities



















An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some driveways. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

# Have a property to sell?

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

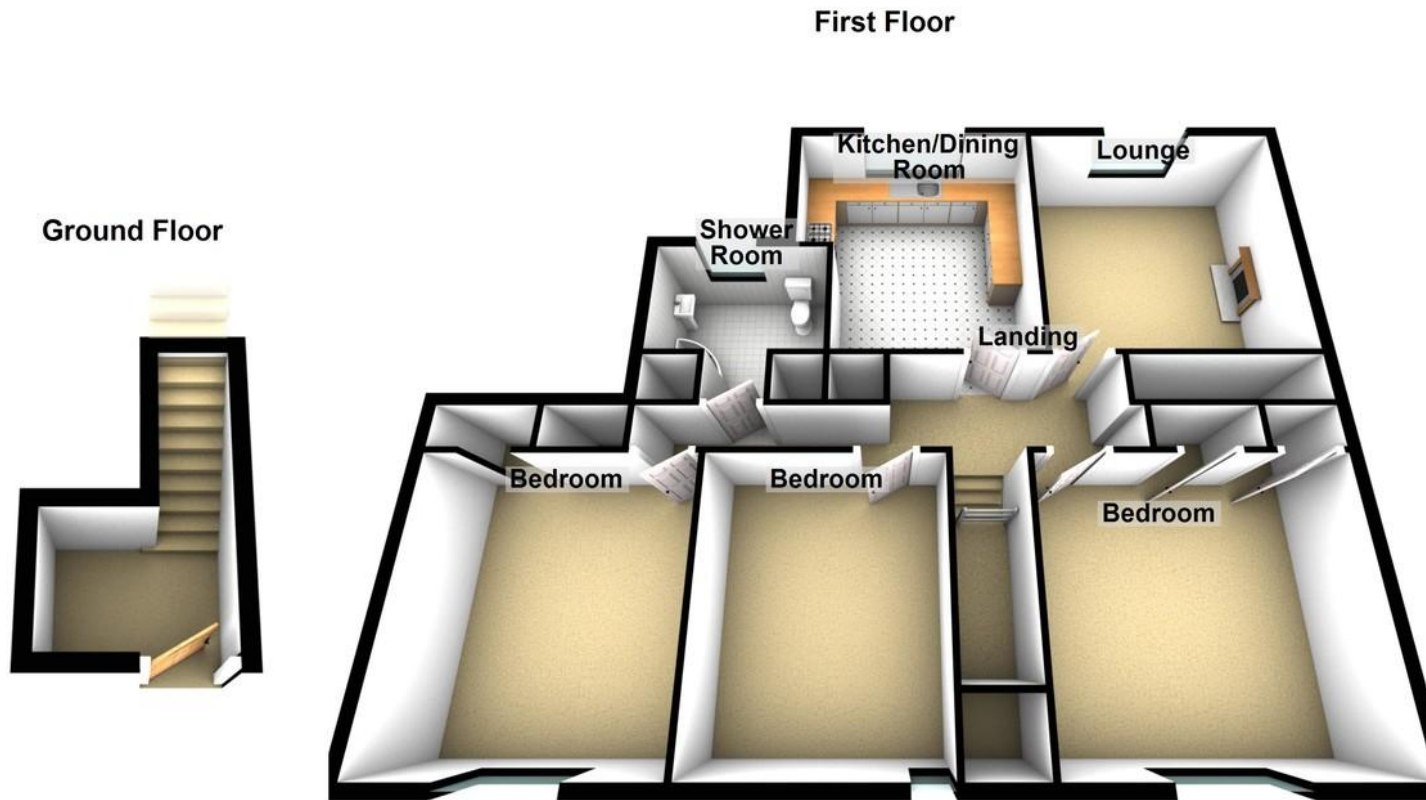


**NEXTHOME**

ESTATE & LETTING AGENTS

# Floorplans

---





# Property Room sizes

---

## **HALL**

*17' 8" x 6' 1" (5.38m x 1.85m)*

## **LOUNGE**

*16' x 11' 9" (4.88m x 3.58m)*

## **KITCHEN/DINER**

*16' x 9' 9" (4.88m x 2.97m)*

## **BEDROOM**

*12' 2" x 11' 6" (3.71m x 3.51m)*

## **BEDROOM**

*12' 2" x 9' 6" (3.71m x 2.9m)*

## **BEDROOM**

*12' 2" x 9' 6" (3.71m x 2.9m)*

## **SHOWER ROOM**

*9' 5" x 7' (2.87m 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.



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)

*The only Perthshire estate agent available 7 days until 9pm*

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme