



Buy your next home with Next Home

Leading Perthshire Estate Agency

5 Ruthven Water, Aberuthven, Auchterarder, PH3 1JD

Offers Over £325,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

5 Ruthven Water, Aberuthven, Auchterarder, PH3 1JD

Many thanks for your interest with 5 Ruthven Water, Aberuthven, Auchterarder, PH3 1JD.

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 lovely village is ideally located approximately two miles north of Auchterarder where there is a range of local amenities including shops, post office, banks, restaurants and cafes. There are excellent nursery schools, primary and secondary schools within close proximity.

Auchterarder golf club and the prestigious and renowned Gleneagles Hotel, equestrian centre and championship golf courses are just a short drive away. The location is ideal for the commuter with the nearby A9 providing access to Perth, Stirling, Glasgow, Edinburgh and all other cities within the central belt.



Property Summary

Next Home are delighted to bring to the market this spacious 4 bedroom detached bungalow situated in the sought after area of Aberuthven.

The property would be ideal for number of buyers with accommodation over 1 level comprising: Vestibule, hallway which is open plan to a dining area and gives access to all rooms on offer; spacious lounge with fire place, room for a variety of free-standing furniture and direct access to the rear garden; stylish fully fitted kitchen with space for a table and chairs, utility room, large conservatory, 4 bedrooms; 3 of which are double with the principal bedroom benefiting from a en-suite shower room and a 4 piece bathroom suite completes the property.

The property occupied a generous sized plot with a large front garden that is mainly laid to lawn. The rear garden is fully enclosed with timber fencing with a patio ideal for outdoor dining in the summer months and a lawn.

Off-street parking can be found to the front of the property which leads to a double length garage.



Key property features

- ✓ 4 bedrooms
- ✓ Bungalow
- ✓ Ideal for a family
- ✓ Close to Auchterarder
- ✓ Large garage
- ✓ Conservatory
- ✓ Gas central heating
- ✓ Quiet location
- ✓ Rare to the market









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are set back from the roads with green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. The text is overlaid on the upper half of the image.

Have a property to sell?

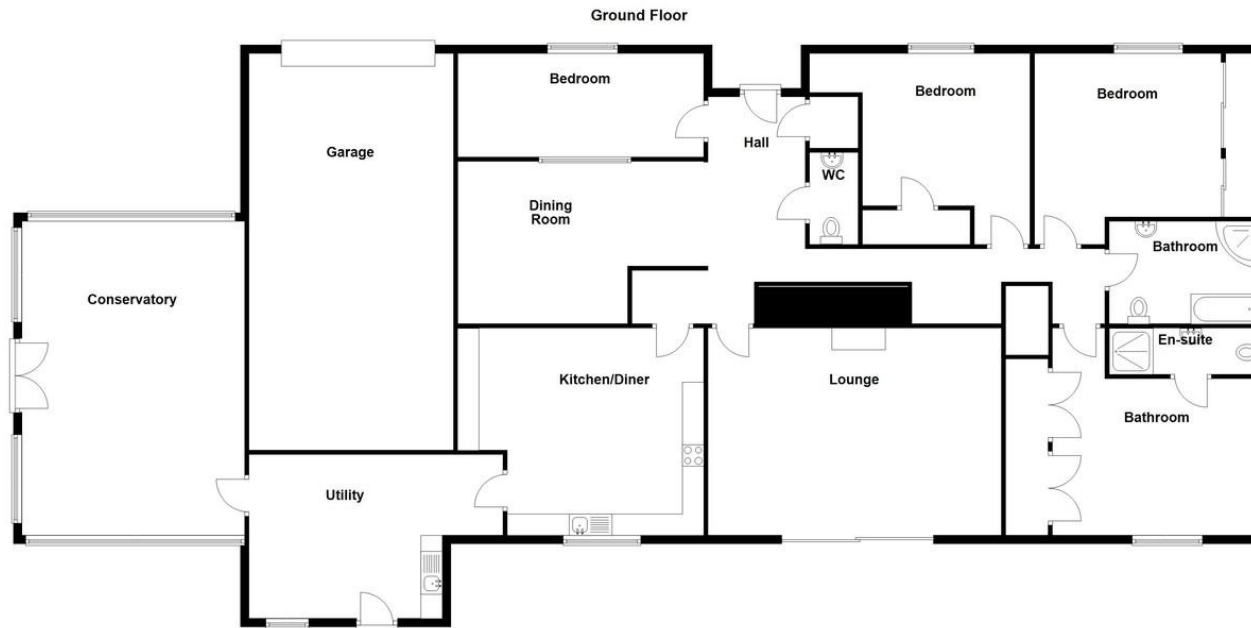
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room sizes

HALLWAY

LOUNGE

14' 7" x 14' (4.44m x 4.27m)

DINING ROOM

12' 7" x 9' 1" (3.84m x 2.77m)

KITCHEN

15' 3" x 11' 4" (4.65m x 3.45m)

UTILITY ROOM

9' 3" x 7' 2" (2.82m x 2.18m)

CONSERVATORY

15' 4" x 9' 3" (4.67m x 2.82m)

BEDROOM

13' x 12' 1" (3.96m x 3.68m)

ENSUITE

BEDROOM

11' 8" x 8' 2" (3.56m x 2.49m)

BEDROOM

12' x 11' 8" (3.66m x 3.56m)

BEDROOM

11' 4" x 6' 5" (3.45m x 1.96m)

BATHROOM

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

The only Perthshire estate agent available 7 days until 9pm

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