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Leading Perthshire Estate Agency

Casa Mia, 217 High Street, Auchterarder, PH3 1AF

Offers Over £244,500


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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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

Next Home are delighted to bring to the market this stunning traditional villa brimming with charm and character situated in the sought after area of Auchterarder.

This exquisite property has been lovingly modernised and upgraded by its current owners to an exceptional standard, offering a contemporary twist within a classic setting. Nestled in a sought-after residential area, Casa Mia boasts a generous private garden at the rear, perfect for outdoor relaxation or entertaining.

Step inside this versatile home and discover a well-proportioned layout that includes an inviting entrance hall, a cosy lounge, and a newly fitted kitchen featuring top-of-the-line integrated appliances. The ground floor also hosts a spacious double bed room, a convenient study/office space, Venture upstairs to find a principal bed room with a stylish en-suite shower room, another double bed room with a walk-in dressing room, and a separate shower room. The property even offers a fantastic attic room with potential for further development.

Throughout Casa Mia, the interior is tastefully decorated with neutral tones, creating a harmonious and inviting atmosphere. Additional enhancements include a gas fired central heating system for warmth and double glazed sash and case windows.

Conveniently located, Casa Mia is within easy reach of all village amenities, from shops and restaurants to schools and recreational facilities. Take a leisurely stroll through the charming streets or explore the nearby parks and green spaces for a tranquil retreat from city life. For those who enjoy a cultural experience, historic landmarks and museums are just a short drive away.

Don't miss the opportunity to make Casa Mia your new home. Schedule a viewing today and imagine the endless possibilities this stunning property has to offer.



Key property features

- ✓ 3 double bedrooms
- ✓ Modern throughout
- ✓ Dressing area
- ✓ Study
- ✓ Large garden
- ✓ Popular residential area
- ✓ Spacious rooms throughout
- ✓ Ideal family home
- ✓ Potential attic conversion
- ✓ Gas central heating













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?

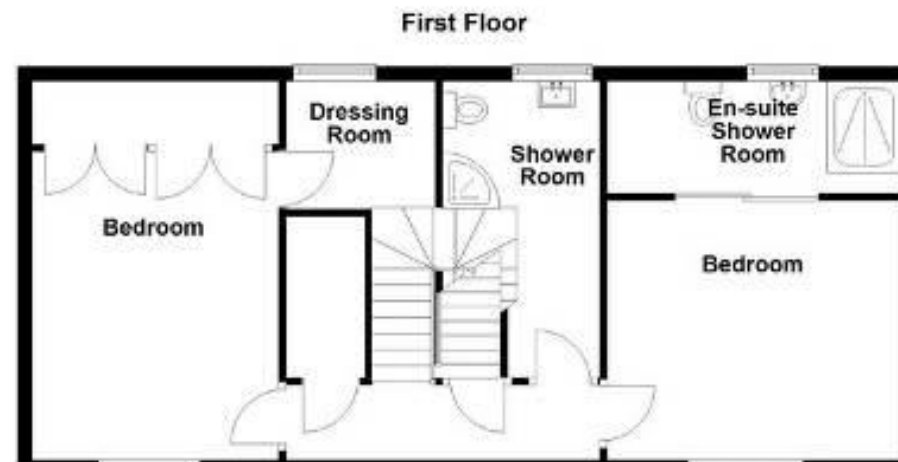
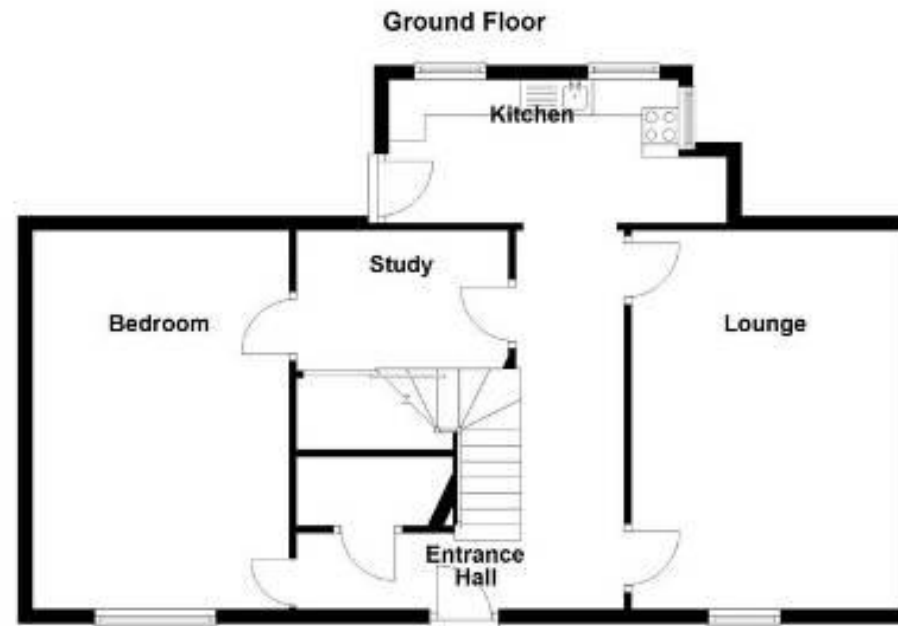
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

HALL

LOUNGE

16' 8" x 12' 4" (5.10m x 3.77m)

KITCHEN

12' 5" x 7' 2" (3.81m x 2.19m)

BEDROOM(GROUND FLOOR)

16' 8" x 12' 3" (5.1m x 3.75m)

STUDY/OFFICE

9' 4" x 6' 6" (2.86m x 2m)

BEDROOM

12' 4" x 11' 9" (3.76m x 3.6m)

ENSUITE

12' 4" x 4' 8" (3.76m x 1.44m)

BEDROOM

14' 6" x 11' 7" (4.43m x 3.54m)

SHOWER ROOM

13' 1" x 6' 6" (4m x 2m)

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	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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