

A photograph of a row of terraced houses. The house in the foreground is a two-story building with a textured, light-brown facade and a steep gabled roof. It has several windows with white frames and a wooden front door. A wooden ramp with metal railings leads up to the door. In the foreground, there are green bushes and a wooden fence. The sky is blue with some clouds.

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7 Victoria Road, Auchterarder, PH3 1AZ

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Buying with Next Home

7 Victoria Road, Auchterarder, PH3 1AZ

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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.



Property Summary

We are delighted to bring to the market this immaculately presented THREE BEDROOM MID TERRACED VILLA situated within a popular residential area in the town of Auchterarder.

The bright and spacious accommodation comprises entrance hall with storage cupboard; bright lounge with front facing window and wood burning stove; contemporary dining kitchen with integrated appliances including oven, hob, extractor, dishwasher, fridge and freezer together with a utility cupboard housing the washing machine and tumble dryer and additional storage cupboards. A door from the kitchen provides access to the sizeable rear garden; shower room with white suite and 3 double bedrooms.

There is double glazing and gas central heating throughout.

Externally there are garden grounds to the front and rear. The rear garden is enclosed and is laid to lawn with planted borders, paved patio area and timber shed.

Parking is available on street to the front.

Early viewing is recommended to appreciate the quality of accommodation on offer.



Key property features

- ✓ Immaculately presented
- ✓ Contemporary Dining Kitchen
- ✓ Bright Lounge with Wood Burning Stove
- ✓ Shower Room
- ✓ 3 Double Bedrooms
- ✓ Excellent Storage
- ✓ Large Garden
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ On Street Parking









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.

Have a property to sell?

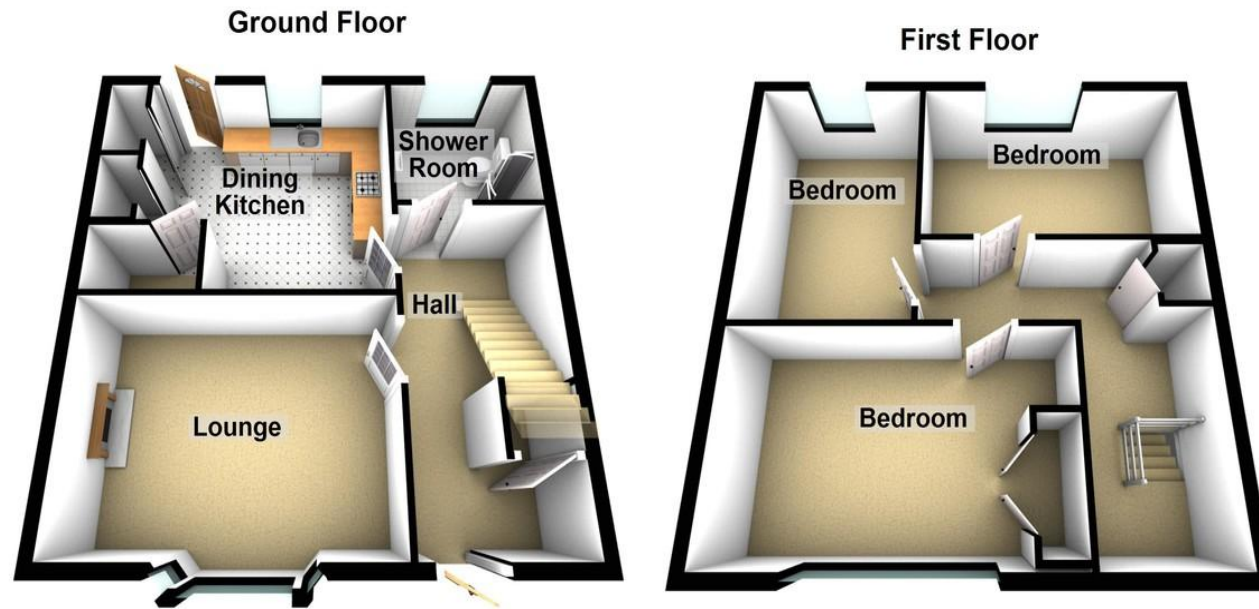
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room Sizes

HALL

15' 5" x 6' 6" (4.7m x 1.98m)

DINING KITCHEN

13' 4" x 11' 1" (4.06m x 3.38m)

LOUNGE

14' 3" x 12' 9" (4.34m x 3.89m)

SHOWER ROOM

7' 1" x 6' 0" (2.16m x 1.83m)

BEDROOM

14' 7" x 11' 1" (4.44m x 3.38m)

BEDROOM

13' 0" x 9' 3" (3.96m x 2.82m)

BEDROOM

11' 7" x 9' 8" (3.53m x 2.95m)

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

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