



# Buy your next home with Next Home

Leading Perthshire Estate Agency

8 Montrose Road, Auchterarder, PH3 1BZ

Offers Over £145,000

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

# Buying with Next Home

---

8 Montrose Road, Auchterarder, PH3 1BZ

Many thanks for your interest with 8 Montrose Road, Auchterarder, PH3 1BZ.

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 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

---

Next Home are delighted to bring to the market this spacious 2 ground floor self-contained apartment situated in the popular town of Auchterarder.

The property would make the ideal home for a first-time buyer. The impressive accommodation comprises entrance hall; spacious lounge with space for a variety of free-standing furniture; open plan kitchen/dining room with breakfast bar; access to a utility room which also gives access to the private garden; 2 bedrooms and a bathroom.

The property benefits from having gas central heating and double glazing throughout.

There is a private garden to the rear which is fully enclosed and is laid to lawn for ease of maintenance. There is also an outbuilding.

Early viewing is highly recommended.



# Key property features

---

- ✓ Ideal for first time buyers
- ✓ Close to local amenities
- ✓ Private garden
- ✓ Spacious rooms throughout
- ✓ Gas central heating
- ✓ 2 bedrooms
- ✓ Self-contained apartment
- ✓ Outbuilding
- ✓ Popular residential area
- ✓ Chain free - Immediate entry available









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 trees. 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.



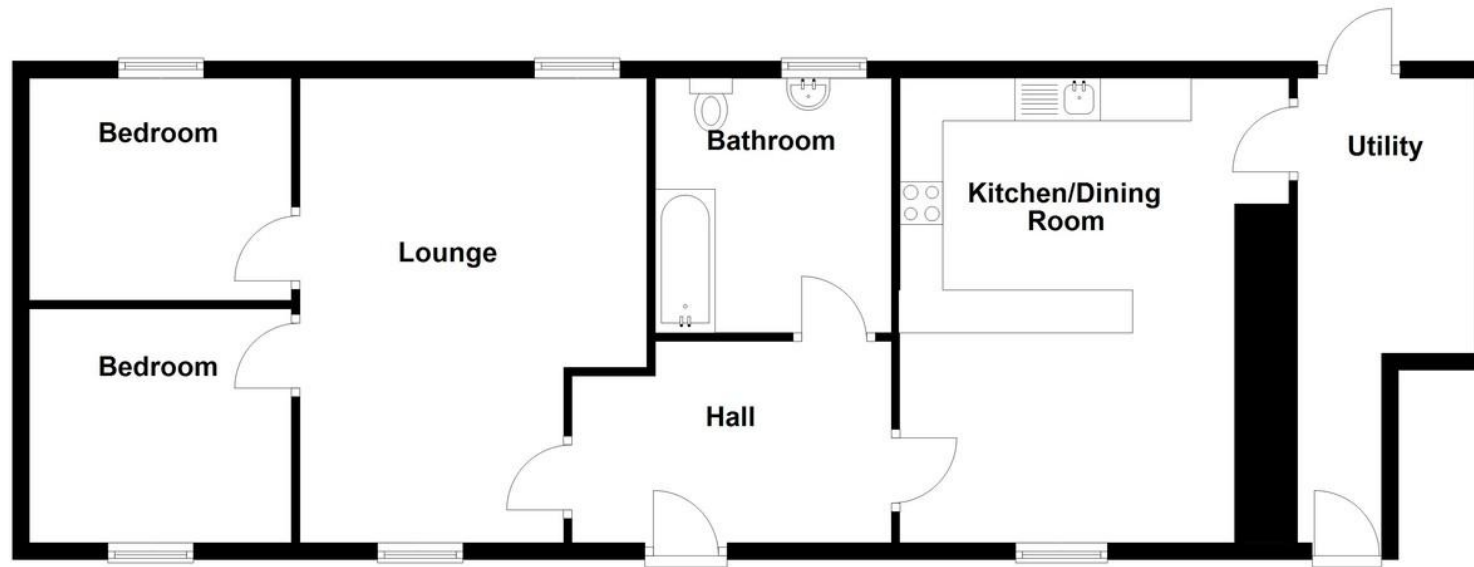
**NEXTHOME**

ESTATE & LETTING AGENTS

# Floorplans

---

Ground Floor



# Property Room Sizes

---

## **HALL**

*11' 8" x 6' 7" (3.56m x 2.01m)*

## **LOUNGE**

*18' x 14' 8" (5.49m x 4.47m)*

## **KITCHEN/DINER**

*18' x 12' (5.49m x 3.66m)*

## **BEDROOM**

*10' 8" x 9' 6" (3.25m x 2.9m)*

## **BEDROOM**

*10' 8" x 9' 6" (3.25m x 2.9m)*

## **BATHROOM**

*12' 5" x 7' 3" (3.78m x 2.21m)*

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	

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