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Leading Perthshire Estate Agency

38 Hunter Street, Auchterarder, PH3 1PA

Offers Over £575,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

38 Hunter Street, Auchterarder, PH3 1PA

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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.

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If you have a property to sell, contact us to arrange a valuation. We are renown 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.

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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

We are delighted to bring to the market this immaculately presented executive villa situated in a gated community within the sought after town of Auchterarder.

38 Hunter Street has been finished to the highest standards and is ready for a family to move in. The accommodation is set over 2 floors comprising: a welcoming entrance hall, a bright and spacious lounge with a bespoke media wall with built in shelving and an electric fire place and bay window feature, a modern fully kitchen with 'Dekton' worktops and breakfast bar and this is open plan to a dining room and French doors lead to a large conservatory.

There is also an additional sitting room with a utility room giving which gives access to a garage.

The 1st floor contains 4 bedrooms. The principal bedroom is to the front of the property with triple front facing window that allows natural light into the room. There is ample room for a range of free-standing furniture with a built-in dressing area., there is also a modern 3-piece en-suite shower room. Bedroom 2 also offers an en-suite shower and a hidden room which is currently used a gym but can be used for a variety of uses. There is also a modern 4-piece bathroom suite.

The property sits on a sizeable plot with a wraparound garden which is mainly laid to lawn for ease of maintenance. There is also a patio area which is ideal for hosting.

Gas central heating and double glazing throughout.



Key property features

- ✓ Underfloor heating downstairs
- ✓ Sonos sound system throughout
- ✓ Immaculately presented
- ✓ Large private garden
- ✓ Gated community
- ✓ Modern finishes throughout
- ✓ Conservatory
- ✓ 4 double bedrooms
- ✓ 2 sitting rooms
- ✓ Hidden gym













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?

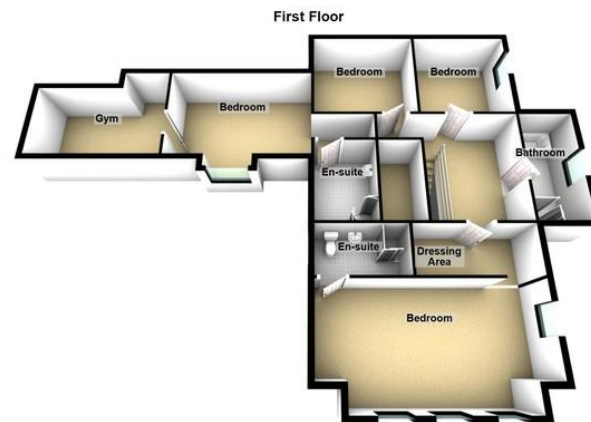
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room sizes

HALL

12' 8" x 11' 5" (3.86m x 3.48m)

LOUNGE

19' 1" x 16' 3" (5.82m x 4.95m)

KITCHEN

20' 1" x 12' (6.12m x 3.66m)

DINING ROOM

10' 4" x 9' 5" (3.15m x 2.87m)

CONSERVATORY

15' 2" x 12' (4.62m x 3.66m)

SITTING ROOM

15' 2" x 10' 4" (4.62m x 3.15m)

UTILITY ROOM

12' 6" x 4' 9" (3.81m x 1.45m)

WC

5' x 3' 9" (1.52m x 1.14m)

LANDING

14' 8" x 10' 6" (4.47m x 3.2m)

BEDROOM

19' 9" x 13' 8" (6.02m x 4.17m)

ENSUITE

8' 7" x 8' 1" (2.62m x 2.46m)

BEDROOM

20' 4" x 14' 8" (6.2m x 4.47m)

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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