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Leading Perthshire Estate Agency

9 Park Terrace, Aberuthven, Auchterarder, PH3 1HU

Offers Over £185,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

9 Park Terrace, Aberuthven, Auchterarder, PH3 1HU

Many thanks for your interest with 9 Park Terrace, Aberuthven, Auchterarder, PH3 1HU.

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.

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If you have a property to sell, contact us to arrange a valuation. We are reknown 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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FREE Valuations



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 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.





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Property Summary

We are delighted to bring this spacious 3 bedroom end-terraced villa set within the quite village of Aberuthven.

The property is presented in walk-in condition is ideal for a first time buyer with accommodation set over 2 levels comprising: Entrance porch with w/c, a spacious lounge with ample room for a range of free-standing furniture and wood-burning stove for warmth, a modern and open plan kitchen/dining room fitted with a 'Shaker' style kitchen with integrated dishwasher, double oven with grill, microwave, fridge and a 4 ring hob with extractor hood above. There is also a breakfast bar.

A carpeted stairwell leads to the 1st floor landing which offer storage and access to the attic space. There are 2 double bedroom with built in storage, a large single bedroom with built in storage and there is a modern and tastefully decorated shower room.

To property sits on a good sized plot with parking for multiple vehicles.

There is also a large garden with patio and 'Astro' for ease of maintenance.

A great feature of the property is the large brick built outbuilding that is currently used as a workshop and a utility room. There is also a large woodshed in the garden.

Gas central heating and double glazing throughout.



Key property features

- ✓ Ideal for first time buyers
- ✓ Close to Auchterarder
- ✓ Large outbuilding with light and power
- ✓ 3 bedrooms
- ✓ Immaculately presented
- ✓ Modern kitchen
- ✓ Wood-burning stove
- ✓ Gas central heating
- ✓ Ample parking
- ✓ Modern shower room













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?

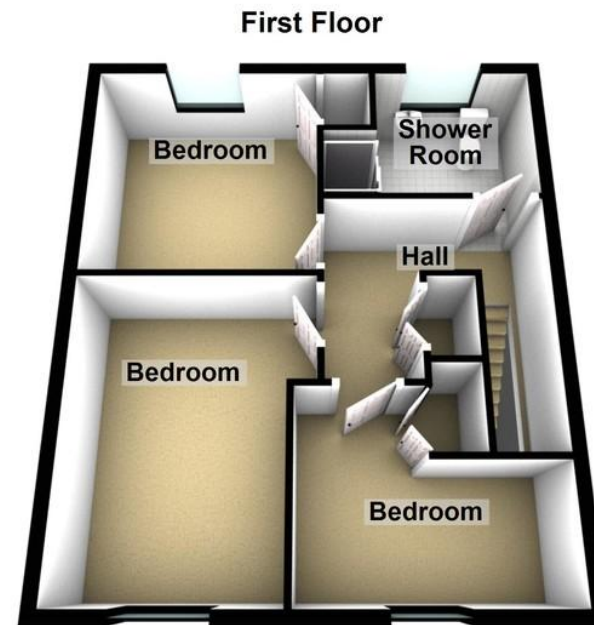
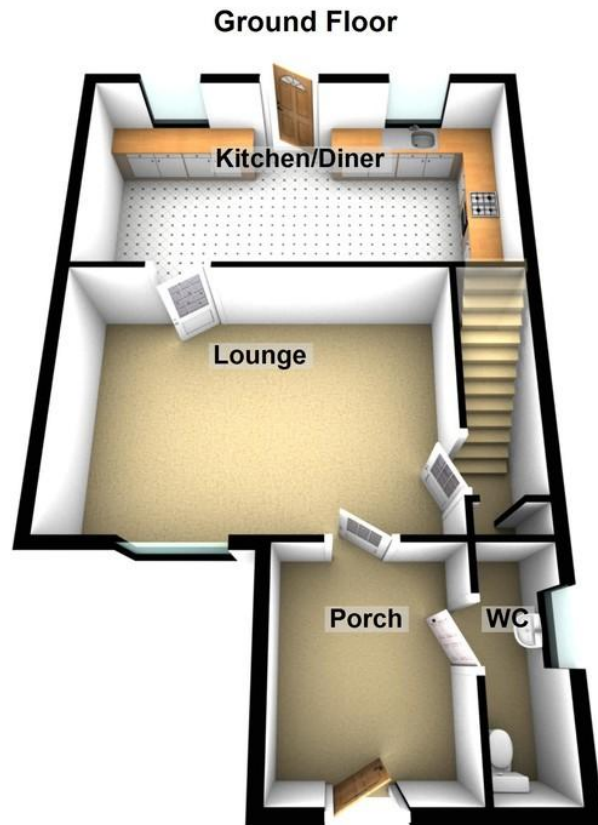
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room sizes

PORCH

7' 8" x 4' 6" (2.34m x 1.37m)

WC

LOUNGE

14' 6" x 13' 1" (4.42m x 3.99m)

KITCHEN/DINER

18' 2" x 9' 5" (5.54m x 2.87m)

BEDROOM

13' 1" x 9' (3.99m x 2.74m)

BEDROOM

9' 3" x 9' 3" (2.82m x 2.82m)

BEDROOM

9' 5" x 9' 4" (2.87m x 2.84m)

SHOWER ROOM

8' 4" x 6' (2.54m x 1.83m)

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:

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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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