

# Buy your next home with Next Home

Leading Perthshire Estate Agency

24 Carlowrie Place, Auchterarder, PH3 1BT

Offers Over £155,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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24 Carlownie Place, Auchterarder, PH3 1BT

Many thanks for your interest with 24 Carlownie Place, Auchterarder, PH3 1BT.

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

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Auchterarder, often called “The Lang Toon” thanks to its famously long High Street, is a thriving town offering an excellent mix of local shops, cafés, restaurants, and services.

The town is renowned for its close proximity to the world-famous Gleneagles Hotel and Championship Golf Courses, making it a favourite for golf enthusiasts and visitors alike. Auchterarder has a strong community spirit, with good schools, leisure facilities, and a range of clubs and activities.

Excellent transport links via the A9 provide easy access to Perth, Stirling, Glasgow, and Edinburgh, ideal for commuters. Housing options range from traditional stone cottages and period homes to stylish modern developments, making Auchterarder a highly desirable place to live.





# Property Summary

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We are delighted to bring to the market this well-presented three-bedroom mid-terraced property located in the sought-after town of Auchterarder.

Offering spacious accommodation and a generous layout, this home is ideal for families and first-time buyers. The property is entered via a welcoming hallway with a useful under-stair cupboard providing excellent storage. The spacious lounge is a standout feature, with front and rear-facing windows allowing natural light to flood the room and creating a bright, open feel.

The kitchen has been extended, offering ample space for a dining table and chairs, making it the perfect hub for family meals and entertaining. A handy pantry provides additional storage space.

Upstairs, there are three well-proportioned bedrooms and a modern shower room finished to a high standard.

There is low maintenance garden to the front that gravelled. It also offers an area to take in the views. The rear garden is fully enclosed with timber fencing with a timber shed for storage.

Gas central heating and double glazing throughout.



# Key property features

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- ✓ 3 bedrooms
- ✓ Ideal for a first-time buyer
- ✓ Ideal for a family
- ✓ Popular residential area
- ✓ Nice walks nearby
- ✓ Gas central heating
- ✓ Modern Shower room
- ✓ Lovely views
- ✓ On street parking
- ✓ Close to local amenities















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 overlay. 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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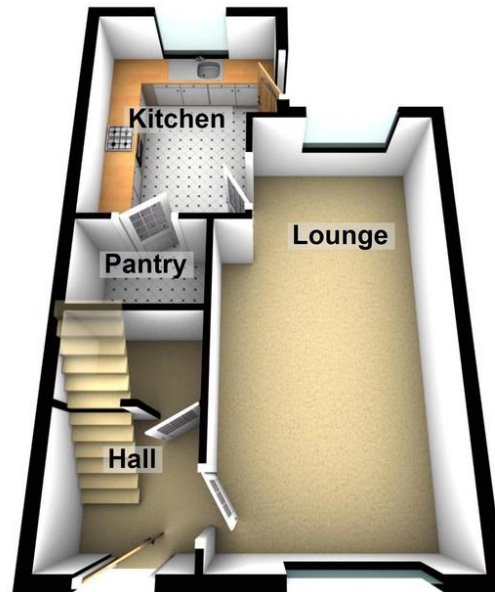
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# Floorplans

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Ground Floor



First Floor







# Property Room sizes

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## HALL

7' 2" x 6' 1" (2.18m x 1.85m)

## LOUNGE

20' 7" x 10' 1" (6.27m x 3.07m)

## KITCHEN

15' 2" x 10' 6" (4.62m x 3.2m)

## BEDROOM

10' 9" x 10' 5" (3.28m x 3.18m)

## BEDROOM

9' 4" x 7' 4" (2.84m x 2.24m)

## BEDROOM

9' 3" x 7' (2.82m x 2.13m)

## SHOWER ROOM

5' 5" x 5' 5" (1.65m x 1.65m)

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](mailto: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*

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