

Buy your next home with Next Home

Leading Perthshire Estate Agency

2 Jersey Place, Auchterarder, PH3 1QY

Offers Over £315,000

■■■■■
NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

2 Jersey Place, Auchterarder, PH3 1QY

Many thanks for your interest with 2 Jersey Place, Auchterarder, PH3 1QY.

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 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.

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.

Next Home your number 1 choice for property sales



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

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.





Get to know about our newly listed properties 1st by
signing up to our Hot Buyers lists!

Visit www.nexthomeonline.com/buying

Property Summary

Set within a quiet and desirable residential area of Auchterarder, this modern four-bedroom detached villa offers an exceptional standard of contemporary living. Presented in immaculate condition throughout, the property combines stylish design, thoughtful layout, and excellent energy efficiency — complete with solar panels — making it an ideal turnkey family home.

Upon entering, you are greeted by a welcoming hallway leading into a bright and spacious lounge, perfect for relaxing or entertaining. The heart of the home is the open-plan kitchen and dining area, a beautifully designed space with modern fittings, integrated appliances, and patio doors opening directly onto the south-facing garden.

This seamless indoor-outdoor flow makes it ideal for family life and social occasions. A utility room also sits conveniently off the kitchen.

Upstairs, the home offers four generous bedrooms, with built in wardrobes and each neutrally decorated and filled with natural light.

The principal bedroom benefits from its own en-suite shower room, while the remaining rooms are served by a well-appointed family bathroom.

Outside, there is south-facing rear garden which has been carefully landscaped to make the most of the sunshine, featuring a patio area, shed, and a delightful summer house — perfect for relaxing, entertaining, or home working.

The front of the property provides private parking and access to the garage.



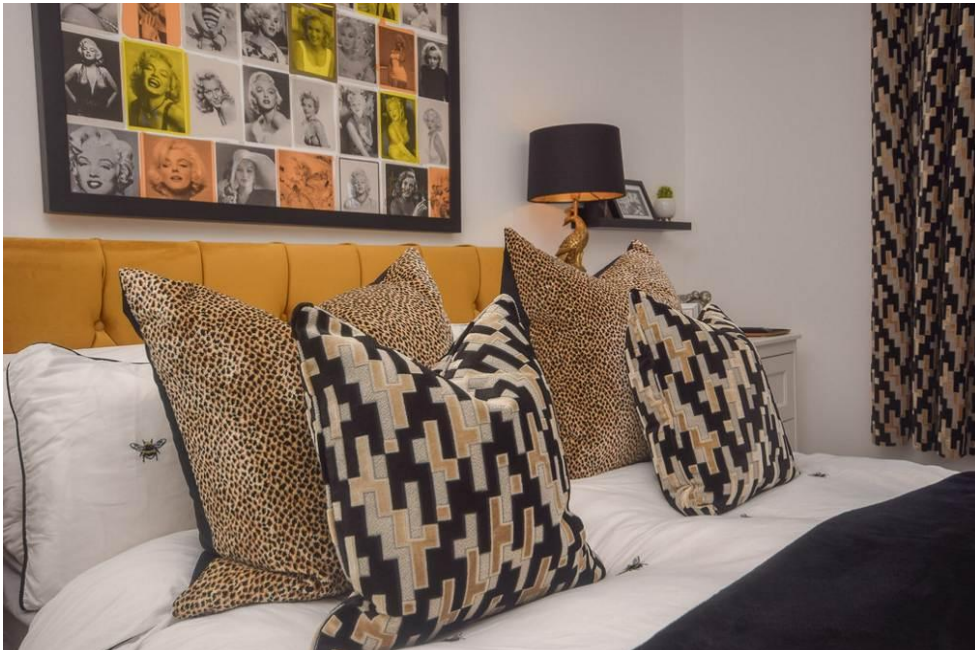
Key property features

- ✓ Chain free
- ✓ Ideal family home
- ✓ Immaculately presented
- ✓ Principal en-suite
- ✓ South facing garden
- ✓ Garden
- ✓ 4 bedrooms
- ✓ Open plan kitchen/dining area
- ✓ Close
- ✓ Popular residential area

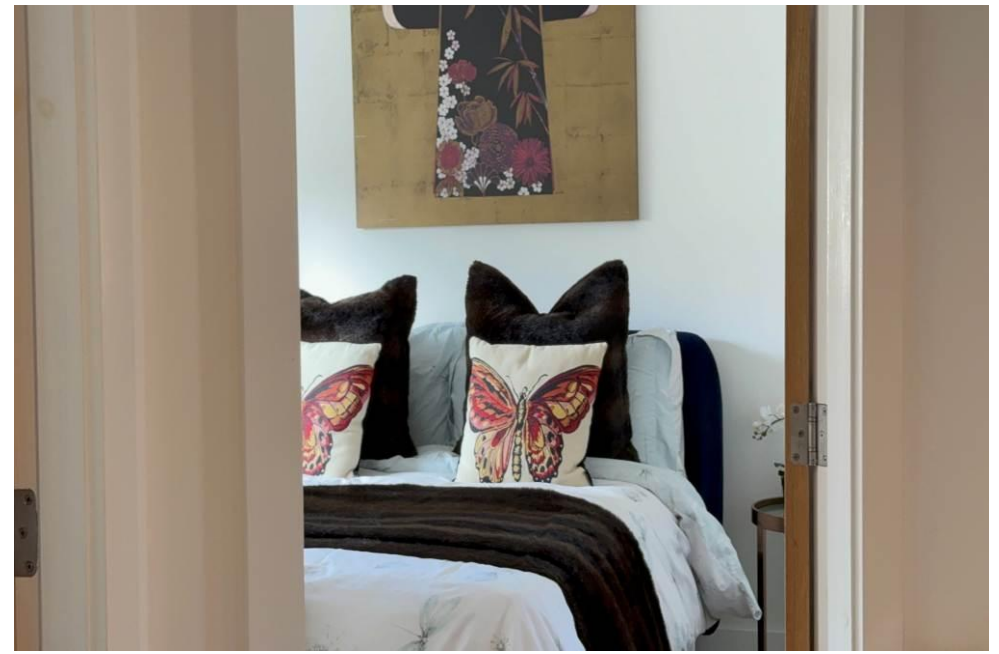












An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some driveways. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

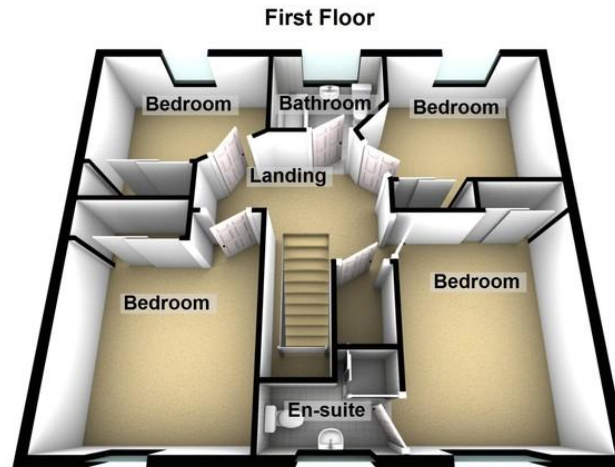
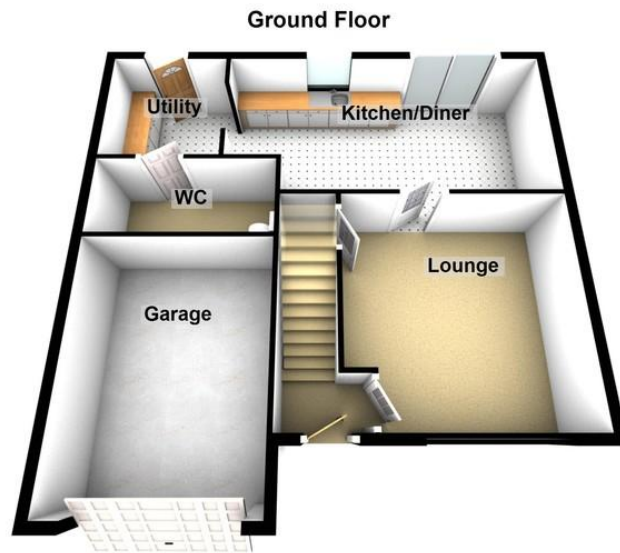
An expert from our local branch will provide you with
the most accurate valuation.



NEXTHOME

ESTATE & LETTING AGENTS

Floorplans





Property Room sizes

ENTRANCE HALL

LOUNGE

14' 5" x 12' 10" (4.39m x 3.91m)

KITCHEN/DINER

19' 4" x 9' 6" (5.89m x 2.9m)

UTILITY ROOM

6' 10" x 4' 10" (2.08m x 1.47m)

W/C

LANDING

BEDROOM

12' 10" x 9' 2" (3.91m x 2.79m)

ENSUITE

BEDROOM

10' 10" x 9' 10" (3.3m x 3m)

BEDROOM

10' 2" x 8' 10" (3.1m x 2.69m)

BEDROOM

8' 10" x 8' 6" (2.69m x 2.59m)

BATHROOM

5' 10" x 5' 4" (1.78m x 1.63m)

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

For more information about Next Home and our services please visit 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