



Buy your next home with Next Home

Leading Perthshire Estate Agency

Flat 4, Strathearn House, Auchterarder, PH3 1JL

Offers Over £365,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Flat 4, Strathearn House, Auchterarder, PH3 1JL

Many thanks for your interest with Flat 4, 4 Strathearn House, Auchterarder, PH3 1JL.

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.

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

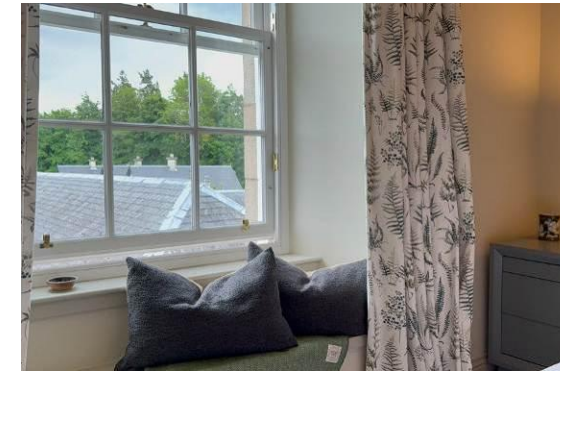


Next Home Open Days

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.





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Property Summary

Next Home are delighted to bring to the market this immaculately presented three-bedroom first floor apartment, finished to an exceptional standard throughout and enjoying attractive triple-aspect views within an exclusive gated development.

The development is accessed via electric gates and a secure door entry system, leading into a well-maintained communal entrance hall. Upon entering the apartment, a spacious L-shaped hallway provides access to all accommodation on offer.

The lounge is a particularly impressive room, flooded with natural light from its dual-aspect windows and presented in true walk-in condition. A bespoke media wall with feature electric fireplace creates a stunning focal point, while the generous proportions provide ample space for a variety of free-standing furniture.

The heart of the home is the beautifully appointed kitchen and dining area. Finished to a high standard, the kitchen incorporates a large central island which doubles as a breakfast bar, creating a fantastic sociable space. There is ample room for a large dining table and chairs, making it ideal for entertaining. The kitchen has been designed to accommodate a Rangemaster-style cooker and benefits from a dedicated utility area.

Located to the rear of the building are three generous double bedrooms, all enjoying pleasant views. The principal bedroom further benefits from a stylish modern en-suite shower room.

Completing the accommodation is a beautifully finished four-piece bathroom suite comprising bath, separate shower enclosure, wash hand basin and WC. Decorative wall panelling and underfloor heating add a luxurious touch to this impressive space.

Externally, residents enjoy access to communal garden grounds, while the property also benefits from a single garage and there is parking for 3 cars.

A superb opportunity to acquire a spacious and beautifully finished apartment within a prestigious development in the heart of Auchterarder.



Key property features

- ✓ Rare to the market
- ✓ Immaculately presented
- ✓ Sought after area
- ✓ Triple aspect views
- ✓ Garage
- ✓ 3 parking spaces
- ✓ Traditional features throughout
- ✓ Modern Kitchen & Bathroom
- ✓ Spacious rooms throughout
- ✓ Secure door entry system & gated community













Have a property to sell?

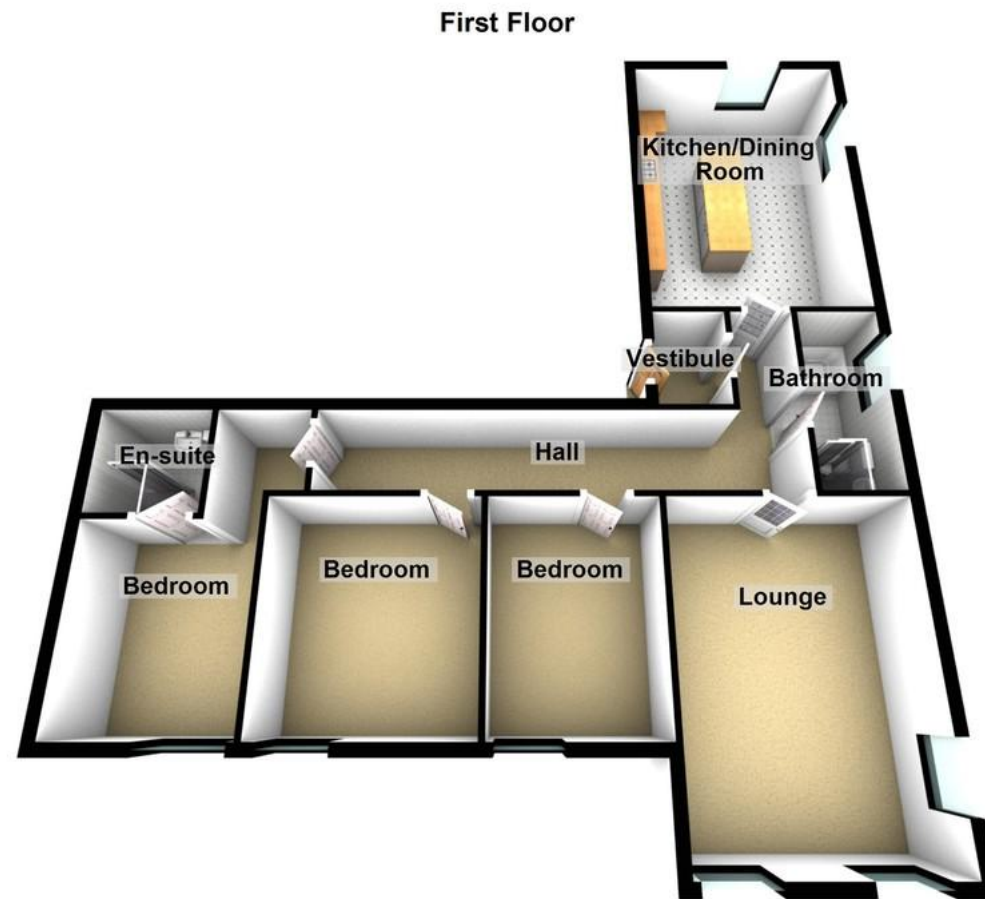
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room Sizes

HALL

LOUNGE

18' 3" x 14' 3" (5.56m x 4.34m)

KITCHEN/DINER

21' 9" x 15' 9" (6.63m x 4.8m)

BEDROOM

16' 2" x 11' 9" (4.93m x 3.58m)

ENSUITE

BEDROOM

12' 7" x 10' (3.84m x 3.05m)

BEDROOM

12' 7" x 9' 4" (3.84m x 2.84m)

BATHROOM

8' 7" x 5' 6" (2.62m x 1.68m)

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.



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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

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