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Leading Perthshire Estate Agency

74 Sydney Crescent, Auchterarder, PH3 1BB

Offers Over £180,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

74 Sydney Crescent, Auchterarder, PH3 1BB

Many thanks for your interest with 74 Sydney Crescent, Auchterarder, PH3 1BB.

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

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.



Property Summary

Next Home Estate Agents are delighted to present this bright and spacious two bedroom home situated within a popular residential area of Auchterarder, conveniently located close to local amenities, schooling and transport links. Offering well-proportioned accommodation throughout and presented in move-in condition, this attractive property is ideally suited to first-time buyers, young families and those seeking a comfortable home in a highly desirable location.

The accommodation is arranged over two levels and comprises a welcoming entrance hall, a bright and generously sized lounge, a modern fully fitted kitchen finished to a high standard and a convenient ground floor WC. Upstairs boasts two well-proportioned bedrooms and a contemporary shower room. The property benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round.

Externally, the property enjoys a monobloc driveway providing valuable off-street parking and leading to an impressive detached double garage. Equipped with power and lighting, the garage offers excellent storage and workshop space, while the dedicated office area to the rear provides an ideal environment for home working, hobbies or additional flexible accommodation.

To the front, a private and securely fenced garden offers a pleasant outdoor space, while to the rear there is a shared drying green laid mainly to lawn, together with a garden shed providing further practical storage.

Combining spacious accommodation, modern finishes and the rare advantage of a double garage with home office space, this excellent property represents a fantastic opportunity to acquire a versatile and well-located home within the sought-after town of Auchterarder. Early viewing is highly recommended to appreciate all that is on offer.



Key property features

- ✓ Modern, high quality kitchen
- ✓ Spacious rooms throughout
- ✓ Downstairs WC
- ✓ Private garden and additional shared drying green
- ✓ Off street parking
- ✓ Double garage with office area
- ✓ Gas central heating
- ✓ Double glazing
- ✓ Ideal for first-time buyers
- ✓ Located close to schools and 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 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.

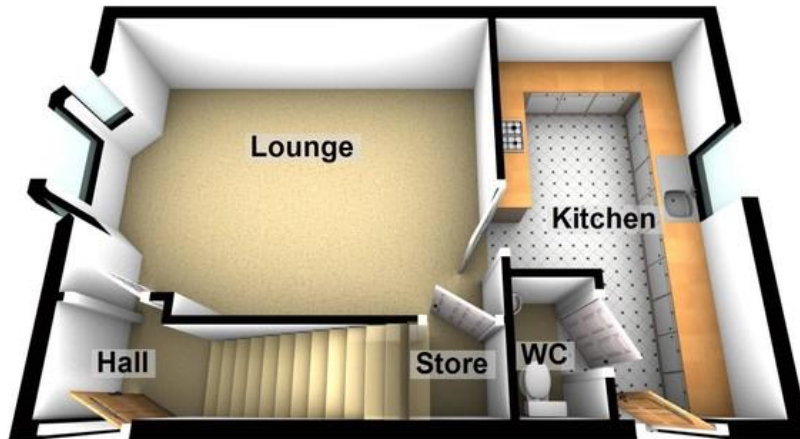


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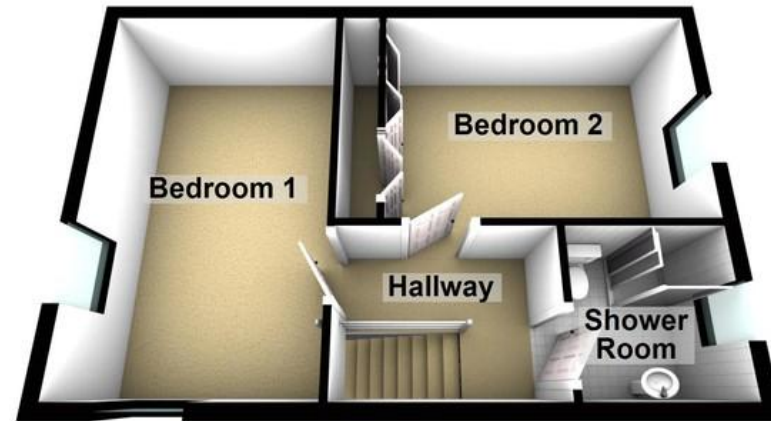
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Floorplans

Ground Floor



First Floor



Property Room Sizes

LOUNGE

16' 4" x 13' 1" (5m x 4m)

KITCHEN

8' 6" x 16' 8" (2.6m x 5.1m)

BEDROOM 1

9' 10" x 17' 4" (3m x 5.3m)

BEDROOM 2

13' 9" x 9' 10" (4.2m x 3m)

SHOWER ROOM

6' 2" x 6' 6" (1.9m x 2m)

GARAGE

21' 11" x 16' 4" (6.7m x 5m)



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

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