



25 Cherrylea, Auchterarder, PH3 1QG

Offers Over £360,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

25 Cherrylea, Auchterarder, PH3 1QG

Many thanks for your interest with 25 Cherrylea, Auchterarder, PH3 1QG.

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.





NEXTHOME

ESTATE & LETTING AGENTS

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

Visit www.nexthomeonline.com/buying

Property Summary

Next Home are delighted to bring to the market this beautifully presented three-bedroom detached bungalow, situated within a quiet cul-de-sac in the sought-after town of Auchterarder.

This recently renovated property offers bright and spacious accommodation finished to a high standard throughout.

The property is entered via an entrance porch featuring Karndean flooring and a useful built-in cupboard, setting the tone for the quality on offer.

The lounge is a welcoming space, enhanced by dual aspect windows that flood the room with natural light and provide ample space for a range of free-standing furniture. The modern fitted kitchen features a breakfast bar, creating a practical and sociable area, and is complemented by a separate utility room for added convenience.

There are three well-proportioned bedrooms, all benefiting from built-in storage, with the principal bedroom enjoying an en-suite shower room. One of the bedrooms is currently utilised as a sitting room and features patio doors providing direct access to the garden, offering excellent flexibility for a variety of uses.

Externally, the property enjoys a private south-west facing rear garden with a combination of lawn, patio and decking areas—ideal for enjoying the sun and outdoor dining. A timber shed (10x4) provides additional outdoor storage.

To the front, there is a generous garden and a large driveway providing ample off-street parking, along with a single garage with electric door, new consumer unit and excellent storage within the pitched roof.

The loft space is partially floored and accessed via a Ramsay ladder, offering further valuable storage.

Further benefits include gas central heating, double glazing and excellent storage throughout.



Key property features

- ✓ 3-bedroom detached bungalow
- ✓ Popular Residential area
- ✓ Immaculately presented
- ✓ Quiet location
- ✓ Southwest facing rear garden
- ✓ Principal en-suite
- ✓ Single garage
- ✓ Gas central heating
- ✓ Good storage
- ✓ Close to local amenities

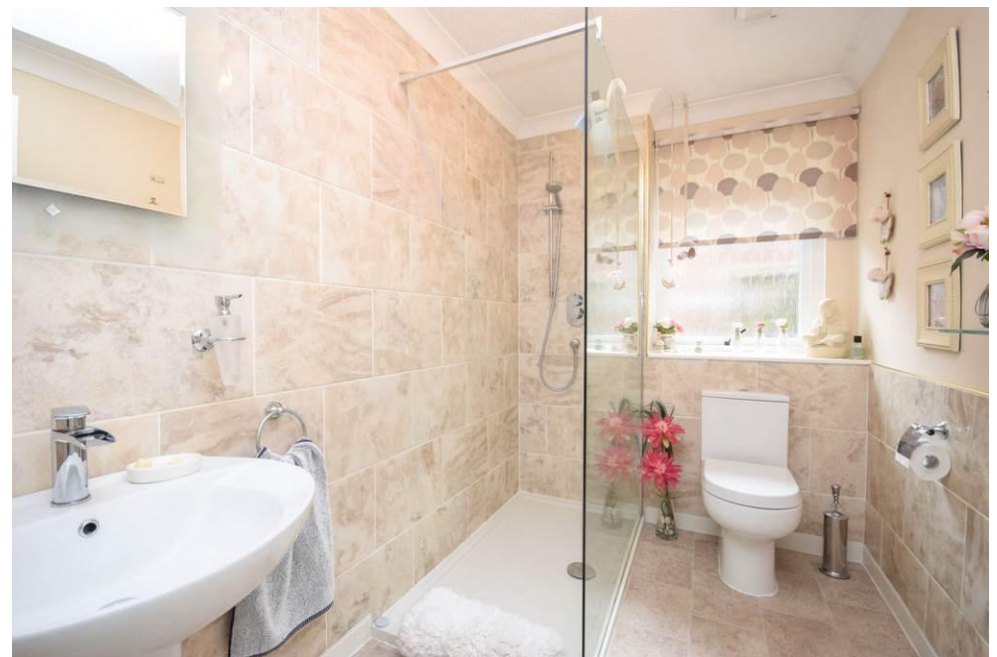












An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring gardens and driveways. The overall scene is a typical suburban housing estate.

Have a property to sell?

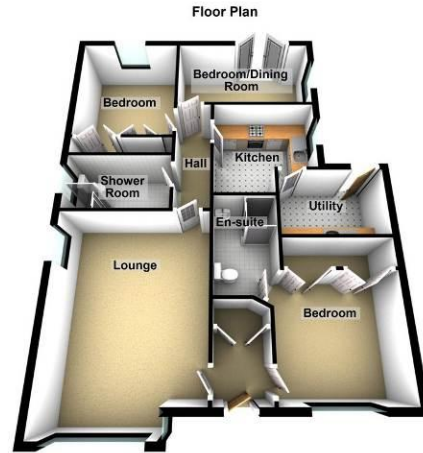
An expert from our local branch will provide you with the most accurate valuation.



NEXTHOME

ESTATE & LETTING AGENTS

Floorplans





Property Room Sizes

VESTIBULE

4' 5" x 4' 2" (1.36m x 1.29m)

LOUNGE

16' 7" x 12' 8" (5.07m x 3.87m)

KITCHEN/BREAKFAST ROOM

11' 0" x 10' 8" (3.37m x 3.27m)

BEDROOM

11' 5" x 10' 3" (3.49m x 3.13m)

ENSUITE

6' 3" x 4' 2" (1.93m x 1.29m)

BEDROOM

11' 10" x 9' 11" (3.61m x 3.02m)

BEDROOM/DINING ROOM

14' 10" x 8' 5" (4.52m x 2.57m)

SHOWER ROOM

8' 10" x 5' 5" (2.70m x 1.66m)

UTILITY ROOM

9' 4" x 4' 8" (2.85m x 1.44m)

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.



NEXTHOME

ESTATE & LETTING AGENTS

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