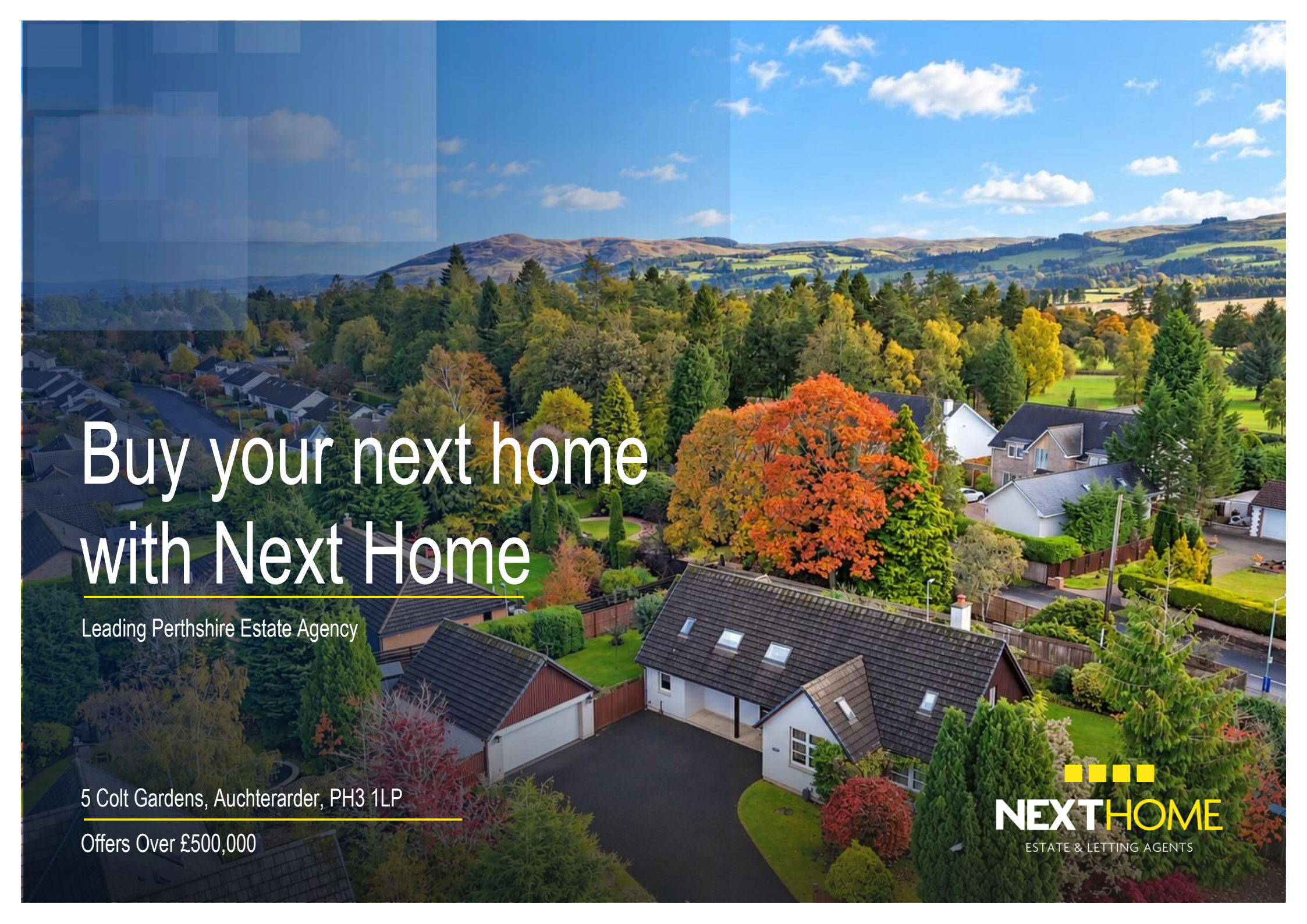




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5 Colt Gardens, Auchterarder, PH3 1LP

Offers Over £500,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

5 Colt Gardens, Auchterarder, PH3 1LP

Many thanks for your interest with 5 Colt Gardens, Auchterarder, PH3 1LP.

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.

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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

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 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

A rare opportunity to purchase this deceptively spacious detached 5 BEDROOM EXECUTIVE FAMILY VILLA offering versatile accommodation and situated within a sizeable corner plot in a desirable location.

The accommodation comprises entrance vestibule; wide reception hall open to a large dining room with sliding patio doors to the garden; dining kitchen with feature vaulted ceiling and Belling range cooker; sun room with access to the garden, kitchen and lounge; large lounge with box bay window and fireplace; bedroom 5; bedroom 4 with en-suite shower room; WC and utility room on the ground floor together with large principal bedroom and en-suite, 2 further double bedrooms and bathroom on the first floor.

There is plentiful storage, double glazing and gas central heating throughout.

Situated in a large corner plot with wrap around garden which is laid to lawn with planted borders, paved seating areas, greenhouse, shed, detached double garage and parking for sever vehicles.

Early viewing is highly recommended to appreciate the accommodation on offer.



Key property features

- ✓ Executive detached family villa
- ✓ Prime corner plot with wrap around garden
- ✓ Deceptively spacious
- ✓ Large lounge, dining room, kitchen and sunroom
- ✓ Utility room & WC
- ✓ 5 Bedrooms
- ✓ Bathroom & 2 En-suites
- ✓ Apex ceiling, gallery landing and excellent storage
- ✓ Large, detached garage and driveway
- ✓ Rare to the market.















Have a property to sell?

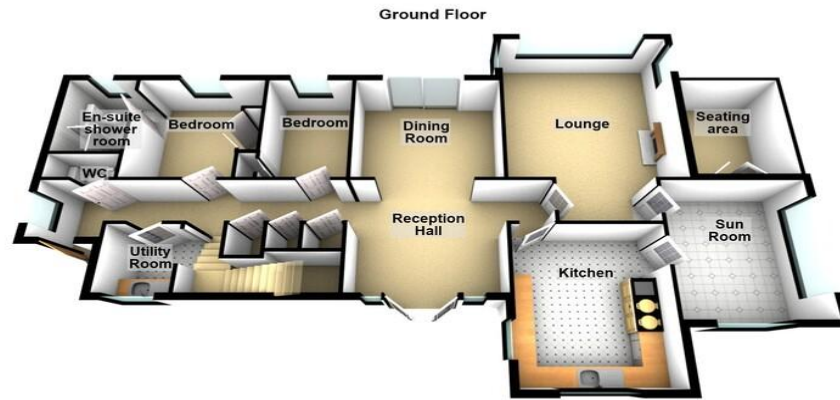
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room Sizes

HALL

41' 10" x 7' 11" (12.75m x 2.41m)

KITCHEN

15' 1" x 14' 1" (4.6m x 4.29m)

SUNROOM

12' 11" x 10' 7" (3.94m x 3.23m)

LOUNGE

23' 5" x 16' 0" (7.14m x 4.88m)

DINING ROOM

12' 4" x 11' 3" (3.76m x 3.43m)

UTILITY ROOM

9' 9" x 7' 10" (2.97m x 2.39m)

WC

6' 6" x 3' 1" (1.98m x 0.94m)

BEDROOM 4

12' 3" x 12' 0" (3.73m x 3.66m)

EN-SUITE

8' 6" x 6' 6" (2.59m x 1.98m)

BEDROOM 5

12' 4" x 7' 2" (3.76m x 2.18m)

PRINCIPAL BEDROOM

18' 3" x 15' 7" (5.56m x 4.75m)

ENSUITE BATHROOM

9' 3" x 7' 6" (2.82m x 2.29m)

BEDROOM 2

19' 6" x 13' 5" (5.94m x 4.09m)

BEDROOM 3

15' 8" x 7' 3" (4.78m x 2.21m)

BATHROOM

7' 9" x 7' 4" (2.36m x 2.24m)

LANDING

28' 2 (W)" x 8' 0" (8.59m x 2.44m)

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.



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

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