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Leading Perthshire Estate Agency



28 Cedar Court, Auchterarder, PH3 1GH

Offers Over £175,000

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ESTATE & LETTING AGENTS

Buying with Next Home

28 Cedar Court, Auchterarder, PH3 1GH

Many thanks for your interest with 28 Cedar Court, Auchterarder, PH3 1GH.

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

The attractive town of Auchterarder occupies a highly desirable position in the heart of Perthshire, surrounded by rolling countryside and the picturesque Ochil Hills. Often referred to as the “Lang Toun” due to its long, elegant High Street, Auchterarder combines traditional character with a thriving community, excellent amenities and superb transport links.

The town offers a wide range of independent shops, cafés, restaurants, bars and everyday services, together with highly regarded schooling and a strong selection of leisure facilities. Its vibrant High Street provides a welcoming community atmosphere, while the surrounding countryside offers endless opportunities for walking, cycling and enjoying the beautiful Perthshire landscape.

Auchterarder is particularly renowned for its proximity to Gleneagles, home to three championship golf courses, a luxury hotel and an extensive range of outdoor pursuits, including fishing, shooting, horse riding and off-road activities. Golfers are also well catered for with several excellent courses throughout the surrounding area.

The wider region is rich in attractions and things to do. The historic city of Perth and the vibrant city of Stirling are both easily accessible, while Edinburgh and Glasgow can be reached conveniently by road or rail. Nearby attractions include Doune Castle, the Trossachs, Scone Palace and the beautiful Perthshire countryside.

For outdoor enthusiasts, the Ochil Hills provide spectacular walking and cycling routes, while the nearby River Earn and surrounding glens offer opportunities for fishing, wildlife watching and scenic days out. The area also benefits from excellent road links via the A9, providing easy connections throughout central Scotland, while Gleneagles railway station offers regular services to Perth, Stirling, Edinburgh and Glasgow.

Combining an attractive historic setting with excellent amenities, world-class leisure opportunities and outstanding accessibility, Auchterarder is an exceptional location for those seeking a high-quality Perthshire lifestyle.



Property Summary

Next Home Estate Agents are delighted to present this immaculately presented two bedroom first floor apartment, ideally situated within the popular town of Auchterarder. Built in 2019 by the highly regarded Robertson Homes Ltd, this stylish modern property offers bright, spacious and contemporary accommodation, making it an excellent choice for first-time buyers, professionals, downsizers or investors.

The property is accessed via a secure entry system and opens into a welcoming hallway with a useful storage cupboard. The heart of the home is the impressive open-plan kitchen and living space, flooded with natural light from generous windows and providing an excellent environment for both relaxing and entertaining. The modern kitchen is well equipped with a range of integrated appliances and complements the contemporary feel of the accommodation.

There are two generously proportioned double bedrooms, both benefiting from built-in storage. The principal bedroom further enjoys the advantage of a stylish en-suite shower room, while the contemporary main bathroom provides a superbly appointed additional facility.

Further benefits include gas central heating and double glazing throughout, ensuring a comfortable and energy-efficient home. The property also benefits from allocated off-street parking, adding to its practicality.

Situated within a popular modern residential development, the property is ideally placed to enjoy all that Auchterarder has to offer, including a range of local shops, cafés, restaurants, schooling and leisure facilities. Excellent transport links also provide convenient access to Perth, Stirling and the wider Perthshire area.

Combining contemporary design, excellent natural light, generous accommodation and a highly desirable location, this superb apartment offers an outstanding opportunity to acquire a modern home requiring little or no work. Early viewing is highly recommended to fully appreciate the quality and space on offer.



Key property features

- ✓ 2 Double bedrooms
- ✓ Immaculately presented
- ✓ Principal en-suite
- ✓ Open plan living
- ✓ Integrated appliances
- ✓ Allocated off street parking
- ✓ Secure entry system
- ✓ Gas central heating
- ✓ Double glazing
- ✓ Popular residential location











Have a property to sell?

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

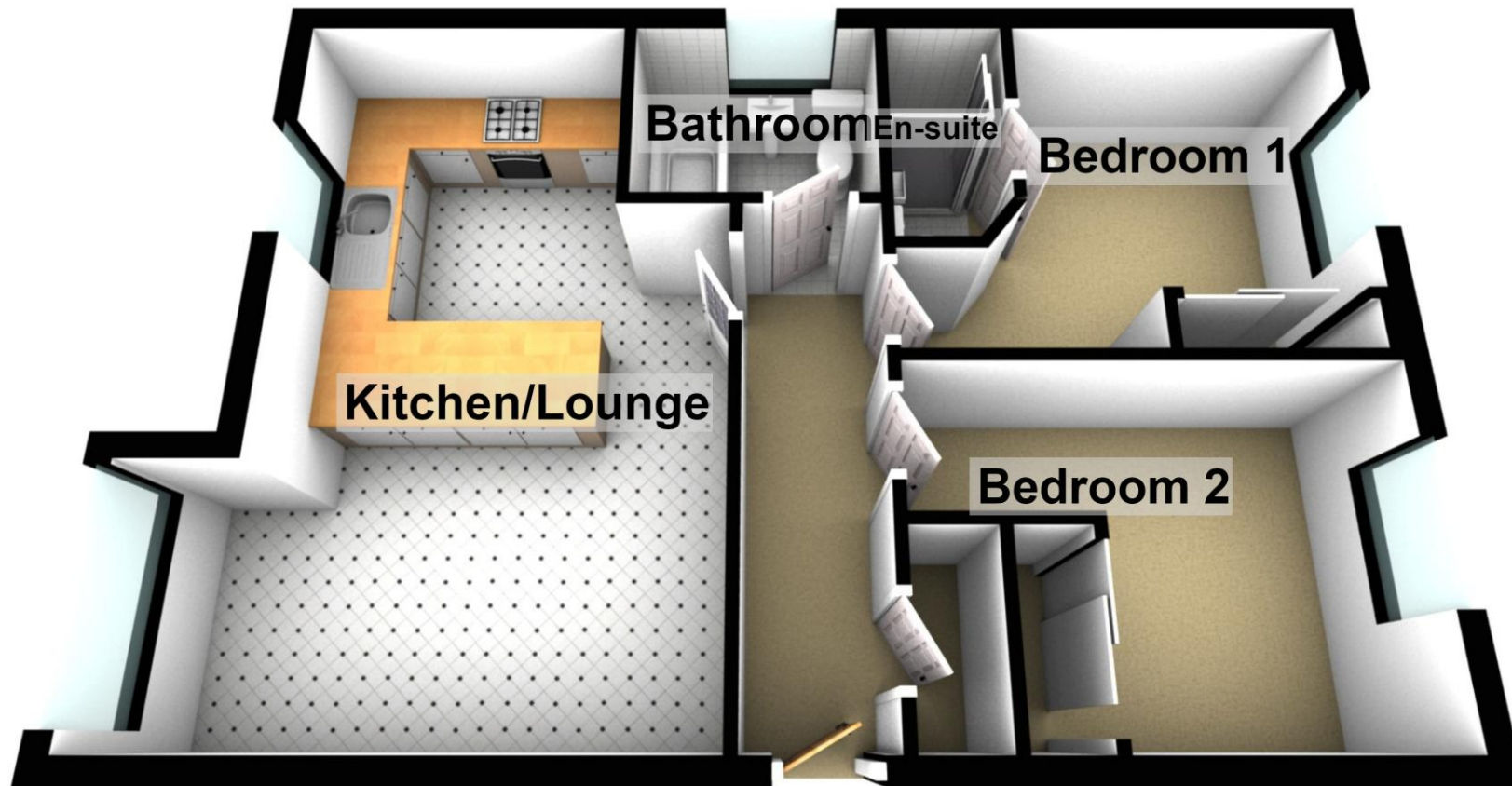


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Floorplans

Ground Floor





Property Room Sizes

HALLWAY

13' 7" x 3' 11" (4.152m x 1.198m)

KITCHEN/LOUNGE

24' 9" x 15' 7" (7.557m x 4.761m)

BEDROOM 1

11' 7" x 14' 9" (3.55m x 4.5m)

ENSUITE

7' 10" x 3' 11" (2.391m x 1.198m)

BEDROOM 2

8' 4" x 14' 9" (2.551m x 4.5m)

BATHROOM

6' 11" x 6' 8" (2.119m x 2.034m)

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

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