

# Buy your next home with Next Home

Leading Perthshire Estate Agency

35 Parkside, Auchterarder, PH3 1GG

Offers Over £230,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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35 Parkside, Auchterarder, PH3 1GG

Many thanks for your interest with 35 Parkside, Auchterarder, PH3 1GG.

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

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

Visit [www.nexthomeonline.com/buying](http://www.nexthomeonline.com/buying)

# Property Summary

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Next Home are delighted to bring to the market this immaculately presented 3 bedroom mid-terraced villa situated in the popular town of Auchterarder

The spacious lounge offers ample room for a variety of freestanding furniture, creating an ideal setting for both relaxing and entertaining.

To the rear, the bright open plan kitchen/dining room provides an excellent family and social space, with patio doors leading directly out to the garden and allowing plenty of natural light throughout.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room and attractive views towards the Ochil Hills. A contemporary family bathroom completes the accommodation.

Externally, the property benefits from a low maintenance rear garden finished with patio and stone chips, ideal for outdoor seating and easy upkeep. Parking is located to the end of the block for added convenience.



# Key property features

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- ✓ Well-presented
- ✓ Ample off-street parking
- ✓ Lovely views
- ✓ Central town location
- ✓ Close to local amenities
- ✓ Close to school
- ✓ Private garden
- ✓ Principal en-suite
- ✓ Ideal for a first-time buyer
- ✓ Gas central heating













# Have a property to sell?

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

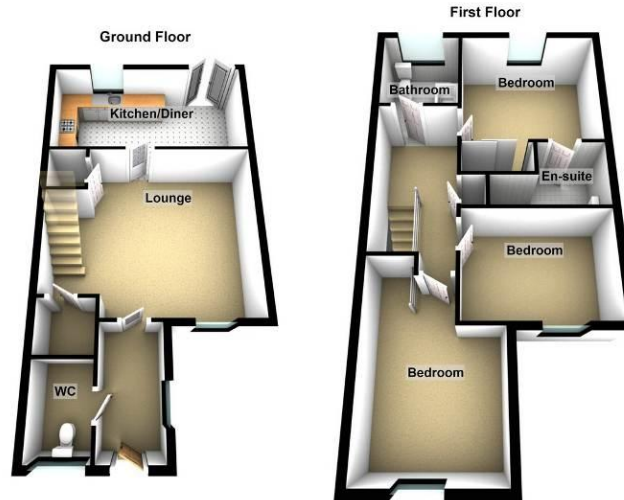


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# Floorplans

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# Property Room Sizes

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## **ENTRANCE HALL**

*8' x 4' 2" (2.44m x 1.27m)*

## **CLOAKROOM**

*6' 3" x 4' 2" (1.91m x 1.27m)*

## **LOUNGE**

*16' 4" x 15' (4.98m x 4.57m)*

## **KITCHEN/DINER**

*16' 2" x 9' 2" (4.93m x 2.79m)*

## **BEDROOM**

*10' x 8' 7" (3.05m x 2.62m)*

## **ENSUITE**

## **BEDROOM**

*11' 6" x 8' 8" (3.51m x 2.64m)*

## **BEDROOM**

*9' 5" x 8' 2" (2.87m x 2.49m)*

## **BATHROOM**

*7' x 5' 7" (2.13m x 1.7m)*

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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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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

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