

# Buy your next home with Next Home

Leading Perthshire Estate Agency

12 Park Place, Aberuthven, Auchterarder, PH3 1HH

Offers Over £167,500

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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12 Park Place, Aberuthven, Auchterarder, PH3 1HH

Many thanks for your interest with 12 Park Place, Aberuthven, Auchterarder, PH3 1HH.

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

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This lovely village is ideally located approximately two miles north of Auchterarder where there is a range of local amenities including shops, post office, banks, restaurants and cafes. There are excellent nursery schools, primary and secondary schools within close proximity.

Auchterarder golf club and the prestigious and renowned Gleneagles Hotel, equestrian centre and championship golf courses are just a short drive away.

The location is ideal for the commuter with the nearby A9 providing access to Perth, Stirling, Glasgow, Edinburgh and all other cities within the central belt.



# Property Summary

Next Home are delighted to bring to the market this two-bedroom end-terraced villa situated in the village of Aberuthven.

The accommodation comprises a welcoming entrance hall leading into a bright lounge/dining room which extends from the front to the rear of the property, creating an excellent living and entertaining space with plenty of room for both lounge and dining furniture.

The kitchen is positioned to the rear and provides direct access to the garden.

On the upper level, the landing benefits from a large storage cupboard, while there are two generous double bedrooms, both featuring built-in storage. A wet room completes the accommodation.

Externally, the property enjoys well-maintained gardens to the front and side, attractively landscaped with a mixture of planting and decorative stone chips.

The fully enclosed rear garden is bounded by timber fencing and offers a patio area, ideal for outdoor dining and relaxation. A particular feature of the property is the substantial workshop measuring approximately 6m x 3m, complete with power and lighting, providing excellent space for hobbies, storage or home working.



# Key property features

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- ✓ 2 double bedrooms
- ✓ Ideal for a first time buyer
- ✓ Workshop in rear garden
- ✓ Popular residential area
- ✓ Close to Auchterarder
- ✓ Quiet area
- ✓ Well-maintained and private garden
- ✓ Gas central heating
- ✓ Spacious rooms throughout









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.



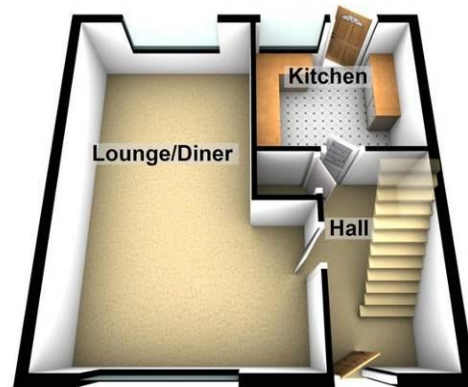
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# Floorplans

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Ground Floor



First Floor



# Property Room Sizes

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## HALL

### LOUNGE/DINER

*20' 8" x 11' 9" (6.3m x 3.6m)*

### KITCHEN

*9' 6" x 8' 6" (2.9m x 2.6m)*

### BEDROOM

*12' 5" x 8' 10" (3.8m x 2.7m)*

### BEDROOM

*12' 5" x 8' 10" (3.8m x 2.7m)*

### WET ROOM

*6' 6" x 5' 10" (2m x 1.8m)*

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

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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)

*The only Perthshire estate agent available 7 days until 9pm*

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