

# Buy your next home with Next Home

Leading Perthshire Estate Agency

92 Sydney Crescent, Auchterarder, PH3 1BB

Offers Over £165,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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92 Sydney Crescent, Auchterarder, PH3 1BB

Many thanks for your interest with 92 Sydney Crescent, Auchterarder, PH3 1BB.

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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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.



# Property Summary

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

The accommodation comprises a bright and spacious lounge, providing ample room for free-standing furniture, and a kitchen/dining area with space for a table and chairs, perfect for everyday living and entertaining.

On the upper level, there are two generous double bedrooms, both benefiting from built-in storage, along with a family bathroom.

Externally, the property enjoys a private rear garden, featuring decking, patio and lawn areas, all enclosed with new fencing, offering a great space to relax or enjoy outdoor dining.

Early viewing is recommended to appreciate the condition and location on offer.





# Key property features

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- ✓ Well-presented
- ✓ Ideal family home
- ✓ Quiet location
- ✓ Fresh carpets
- ✓ Chain free
- ✓ New fencing in rear garden
- ✓ Double glazing
- ✓ Private garden
- ✓ Popular residential area
- ✓ Gas central heating















An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are interspersed with green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

# Have a property to sell?

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

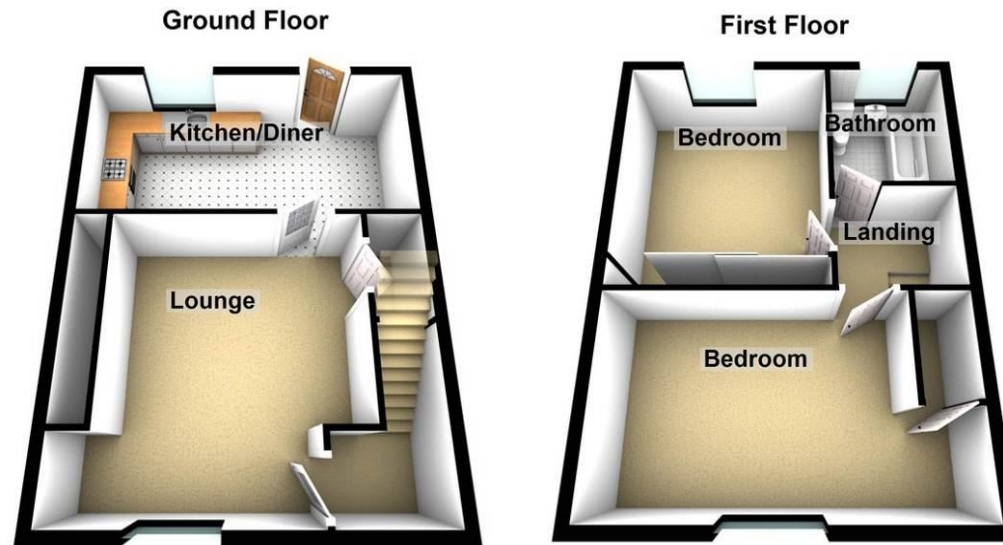


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# Floorplans

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# Property Room sizes

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**HALL**

**LOUNGE**

*14' 6" x 11' 5" (4.42m x 3.48m)*

**KITCHEN/DINER**

*16' 5" x 8' 3" (5m x 2.51m)*

**BEDROOM**

*16' 6" x 9' 8" (5.03m x 2.95m)*

**BEDROOM**

*12' 6" x 9' 5" (3.81m x 2.87m)*

**BATHROOM**

*6' 4" x 6' 4" (1.93m x 1.93m)*

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](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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