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Leading Perthshire Estate Agency

6 Graemeslea View, Aberuthven, Auchterarder, PH3 1FG

Offers Over £420,000


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Buying with Next Home

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1FG

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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.

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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

Aberuthven is a small rural village in Perth and Kinross, historically in Perthshire, around 3 miles north-east of Auchterarder and about 10 miles south-west of Perth. It sits on the A824, with good access to the A9, giving it a quiet village feel while remaining well connected.

The village is surrounded by open Perthshire countryside and has a traditional settlement character, centred around the village hall and historic church area. Its appeal is mainly peaceful residential living, countryside access, and proximity to Auchterarder, Gleneagles, Perth and wider central Scotland. The former parish church and graveyard add historic interest, with early ecclesiastical associations and surviving medieval features.





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Property Summary

Next Home are delighted to bring to the market this impressive executive four-bedroom detached villa, offering spacious and beautifully presented family accommodation within the sought-after village of Aberuthven.

The property is entered via a welcoming entrance hall which provides access to all lower accommodation and benefits from two useful built-in cupboards.

Double doors open into a substantial lounge which extends from the front to the rear of the property, featuring a large front-facing window and patio doors leading directly out to the rear garden. This bright and spacious room offers ample space for a variety of free-standing furniture, making it ideal for both relaxing and entertaining.

A particular highlight of the home is the spacious open plan kitchen and dining area. The modern kitchen is fully integrated with an oven, microwave, five-ring gas hob and dishwasher, complemented by a breakfast bar for informal dining. The dining area comfortably accommodates a large table and chairs, while sliding patio doors create a seamless connection to the garden. A separate utility room provides additional practicality and gives access to the side of the property.

Also on the ground floor is a versatile study/snug which could alternatively be used as a single bedroom, along with a convenient W/C.

On the first floor, there are four generous double bedrooms. Two benefit from built-in storage, while two also enjoy en-suite shower room. The principal bedroom further benefits from lovely views towards Craig Rossie and there is also a bath in the en-suite. A well-presented three-piece family bathroom completes the accommodation.

Externally, the property sits on a sizeable and private plot. A large monobloc driveway provides ample off-street parking for multiple vehicles and leads to a detached double garage. An EV charger is also installed.

The fully enclosed rear garden offers a high degree of privacy and is designed for ease of maintenance, mainly laid to lawn with two separate seating areas including a patio and a stone chipped section—ideal for outdoor dining and entertaining.



Key property features

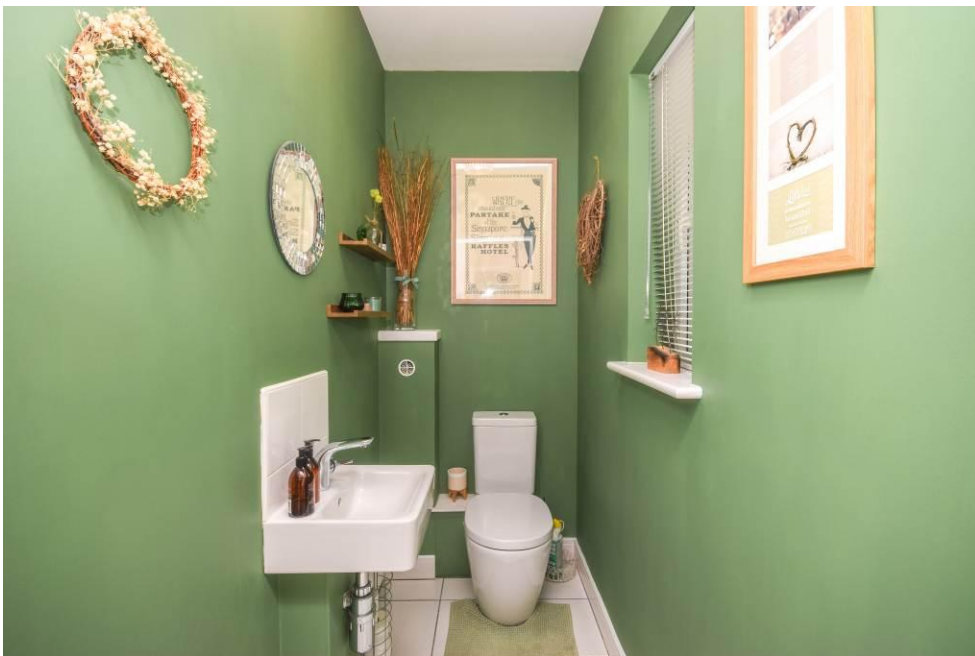
- ✓ Executive villa
- ✓ 4 double bedrooms
- ✓ 2 en-suites(principal also has a bath)
- ✓ EV charger
- ✓ Detached double garage
- ✓ Sought after area
- ✓ Parking for several cars
- ✓ Views to Craig Rossie
- ✓ Perfect family home
- ✓ Immaculately presented













Have a property to sell?

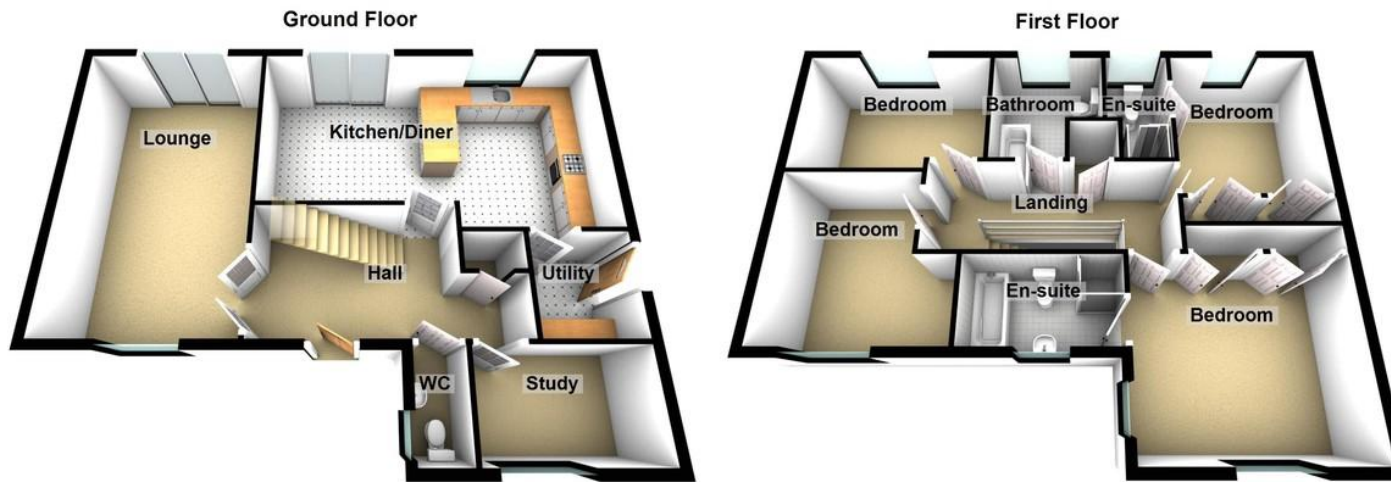
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room Sizes

HALL

LOUNGE

20' 5" x 12' 6" (6.22m x 3.81m)

KITCHEN

12' 1" x 8' 7" (3.68m x 2.62m)

DINING AREA

15' x 10' 6" (4.57m x 3.2m)

UTILITY ROOM

7' 1" x 6' 7" (2.16m x 2.01m)

STUDY

10' 2" x 6' 4" (3.1m x 1.93m)

LANDING

BEDROOM

14' 10" x 11' 11" (4.52m x 3.63m)

ENSUITE

9' 10" x 5' 6" (3m x 1.68m)

BEDROOM

11' 3" x 10' 10" (3.43m x 3.3m)

ENSUITE

7' 7" x 3' 10" (2.31m x 1.17m)

BEDROOM

11' 8" x 11' 5" (3.56m x 3.48m)

BEDROOM

12' 6" x 8' 5" (3.81m x 2.57m)

BATHROOM

7' 7" x 7' 11" (2.31m x 2.41m)

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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