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Leading Perthshire Estate Agency

21B Ruthven Street, Auchterarder, PH3 1BW

Offers Over £200,000


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ESTATE & LETTING AGENTS

Buying with Next Home

21B Ruthven Street, Auchterarder, PH3 1BW

Many thanks for your interest with 21B Ruthven Street, Auchterarder, PH3 1BW.

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 reknown 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.

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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

This property is located in the highly desirable town of Auchterarder which provides an abundance of local amenities and leisure facilities including an array of shops, hairdressers, restaurants, health centre and golf course.

There are primary and secondary schools within the town and the nearby A9 makes it an ideal location for commuting to Perth, Stirling, Edinburgh and Glasgow.

The town is also well serviced by Gleneagles train station. The prestigious Gleneagles Hotel offers a host of unique leisure facilities and restaurants including the award winning Andrew Fairlie as well as three championship golf courses which are regarded among the best courses in the world.





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Property Summary

Next Home Estate Agents are delighted to present 21B Ruthven Street, a beautifully appointed three bedroom end terrace villa built by King Homes and set in the very heart of Auchterarder. Centrally located just off the High Street, this exceptional property enjoys immediate access to local shops, cafés, schools and everyday amenities, making it perfectly suited to modern family living.

Tastefully decorated throughout and presented in immaculate walk-in condition, the home has been finished to a high standard with quality fixtures and fittings that create a stylish yet comfortable environment. Gas central heating and double glazing ensure warmth and efficiency all year round, while allocated off-street parking provides everyday convenience.

The ground floor offers a welcoming and spacious layout designed with contemporary living in mind. A large open plan living room and kitchen forms the heart of the home, creating a bright and sociable space ideal for both relaxing and entertaining. The modern fitted kitchen is thoughtfully designed with ample storage and workspace and breakfast bar, seamlessly connecting to the lounge area where patio doors open directly onto the rear garden, allowing natural light to flood the room. A versatile dining room, which can equally serve as a third bedroom, provides flexibility to suit individual needs. A convenient WC and a cloak cupboard in the hall complete the ground floor accommodation.

Upstairs, the first floor continues to impress. The principal bedroom features a built-in wardrobe and a private en suite shower room, offering a peaceful retreat at the end of the day. Bedroom two also benefits from a built-in wardrobe and is served by a well-appointed main bathroom. A linen cupboard in the hall adds further practical storage.

Externally, the established landscaped south facing rear garden has been carefully maintained and thoughtfully arranged with a combination of patio and lawn, creating an ideal setting for outdoor dining, entertaining or simply enjoying the sunshine. A garden shed provides additional storage, enhancing the practicality of this attractive outdoor space.

21B Ruthven Street presents a rare opportunity to acquire a stylish, low-maintenance home in a prime Auchterarder location.



Key property features

- ✓ Immaculately presented throughout
- ✓ Modern fitting finished to a high standard
- ✓ Spacious rooms throughout
- ✓ Bright open plan lounge and kitchen
- ✓ South facing sun filled rear garden
- ✓ Allocated off street parking
- ✓ Gas central heating
- ✓ Double glazing
- ✓ Centrally located
- ✓ Located close to schools and local amenities







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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 rear gardens and garages. 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.

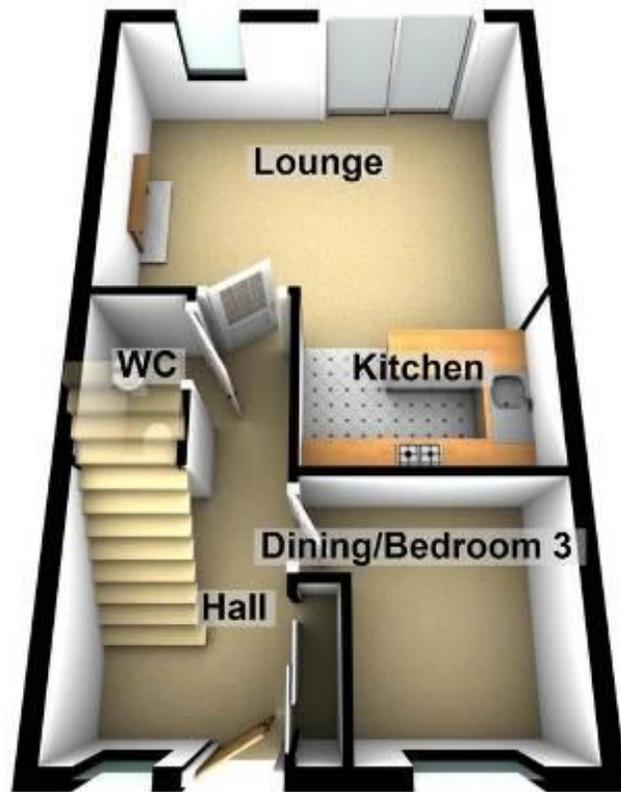


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Floorplans

Ground Floor



First Floor





Property Room sizes

KITCHEN

8' 6" x 5' 10" (2.6m x 1.8m)

LOUNGE

15' 8" x 11' 5" (4.8m x 3.5m)

WC

6' 0" x 2' 8" (1.84m x 0.83m)

DINING ROOM/BEDROOM 3

8' 6" x 8' 2" (2.6m x 2.5m)

HALL

7' 1" x 14' 0" (2.16m x 4.28m)

BEDROOM 1

12' 1" x 13' 1" (3.7m x 4m)

EN SUITE

4' 6" x 7' 9" (1.38m x 2.38m)

BEDROOM 2

12' 1" x 9' 0" (3.7m x 2.75m)

HALLWAY

7' 4" x 6' 11" (2.25m x 2.13m)

BATHROOM

6' 10" x 6' 10" (2.1m x 2.1m)

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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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