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Leading Perthshire Estate Agency

37 Grampian Avenue, Auchterarder, PH3 1NY

Offers Over £350,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

37 Grampian Avenue, Auchterarder, PH3 1NY

Many thanks for your interest with 37 Grampian Avenue, Auchterarder, PH3 1NY.

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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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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

Situated within a quiet and established residential area, Grampian Avenue enjoys a convenient location in the highly sought-after town of Auchterarder. Often referred to as 'The Lang Toun', Auchterarder offers an excellent range of independent shops, cafés, restaurants, supermarkets, healthcare facilities and highly regarded primary and secondary schools, all within easy reach.

The world-famous Gleneagles Hotel and Golf Resort is just a short drive away, offering championship golf, fine dining and luxury leisure facilities. Surrounded by beautiful Perthshire countryside, the area is ideal for walking, cycling and outdoor pursuits, while excellent road links via the A9 provide easy access to Perth, Stirling, Edinburgh and Glasgow, making it an ideal location for commuters.

Combining a welcoming community with an exceptional lifestyle, Auchterarder remains one of Perthshire's most desirable places to call home.





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Property Summary

Situated within a sought-after residential area of Auchterarder, this spacious detached bungalow offers flexible single-level living, making it an excellent choice for families, downsizers or anyone seeking generous accommodation in a convenient location. Well maintained throughout, the property enjoys bright, well-proportioned rooms, excellent storage and a private garden, all within easy reach of the town's excellent amenities.

A welcoming entrance hall provides access to all accommodation. The generous lounge is filled with natural light and offers an excellent space to relax or entertain. The kitchen is fitted with a range of wall and base units and benefits from a separate utility room, providing additional storage and practicality with external access.

The property offers four versatile bedrooms. The principal bedroom benefits from its own en-suite shower room, while two further bedrooms provide comfortable double accommodation. The fourth bedroom offers excellent flexibility and could equally be utilised as a formal dining room, home office or additional sitting room to suit individual requirements. Completing the accommodation is a spacious family bathroom fitted with a 4-piece suite.

Externally, the property enjoys private gardens to the rear that are mainly laid to lawn for ease of maintenance and offering a pleasant space to relax or entertain, while a driveway provides off-street parking and leads to a single garage.

Benefitting from gas central heating, double glazing and a highly desirable location within the popular town of Auchterarder, this is a fantastic opportunity to acquire a spacious home with flexible accommodation in a well-established setting.



Key property features

- ✓ 4 bedrooms
- ✓ Bungalow
- ✓ Popular residential area
- ✓ Ideal family home
- ✓ ideal for retirement
- ✓ Close to Gleneagles
- ✓ Garage
- ✓ Principal en-suite
- ✓ Spacious rooms throughout
- ✓ Ample off-street parking











DSC_0580





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 trees. 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.



NEXTHOME

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Floorplans



Property Room Sizes

VESTIBULE

HALL

LOUNGE

17' 0" x 12' 9" (5.2m x 3.9m)

KITCHEN

10' 5" x 9' 6" (3.2m x 2.9m)

DINING ROOM/BEDROOM 4

10' 5" x 9' 6" (3.2m x 2.9m)

UTILITY ROOM

9' 6" x 5' 10" (2.9m x 1.8m)

BEDROOM

17' 0" x 9' 6" (5.2m x 2.9m)

ENSUITE

9' 6" x 3' 11" (2.9m x 1.2m)

BEDROOM

13' 5" x 9' 6" (4.1m x 2.9m)

BEDROOM

10' 2" x 7' 10" (3.1m x 2.4m)

BATHROOM

12' 9" x 6' 1" (3.9m x 1.87m)

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:

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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

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