

# Buy your next home with Next Home

Leading Perthshire Estate Agency

3 The Doo-Cot, Auchterarder, PH3 1PX

Offers Over £320,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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3 The Doo-Cot, Auchterarder, PH3 1PX

Many thanks for your interest with 3 The Doo-Cot, Auchterarder, PH3 1PX.

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 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, post office 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.



# Property Summary

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We are delighted to bring to the market this immaculately presented 3 bedroom detached executive bungalow located in the Doo-cot which is a very desirable area of Auchterarder, being within very easy walking distance of both the town centre and the open countryside.

Offering very spacious accommodation, the property has been renovated and comprises entrance hall; bright lounge with feature fireplace; modern dining kitchen with integrated appliances including double oven/grill, hob, dishwasher and fridge, utility room accessing the garage and rear porch; conservatory; dining room; 3 double bedrooms with master en-suite and family bathroom.

There is double glazing and gas central heating throughout. Externally the property sits within sunny landscaped garden grounds offering a high degree of privacy. There is a large driveway providing parking for several vehicles. This property will appeal to a wide range of prospective purchasers and early viewing is essential to appreciate the quality and quantity on offer.



# Key property features

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- ✓ South facing detached bungalow
- ✓ Bright Lounge & Dining room/Study
- ✓ Conservatory
- ✓ Contemporary open plan kitchen/dining
- ✓ 3 Double bedrooms
- ✓ Bathroom and en-suite
- ✓ Garage and large driveway
- ✓ Immaculately presented
- ✓ Private landscaped garden grounds
- ✓ Highly desirable location











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.

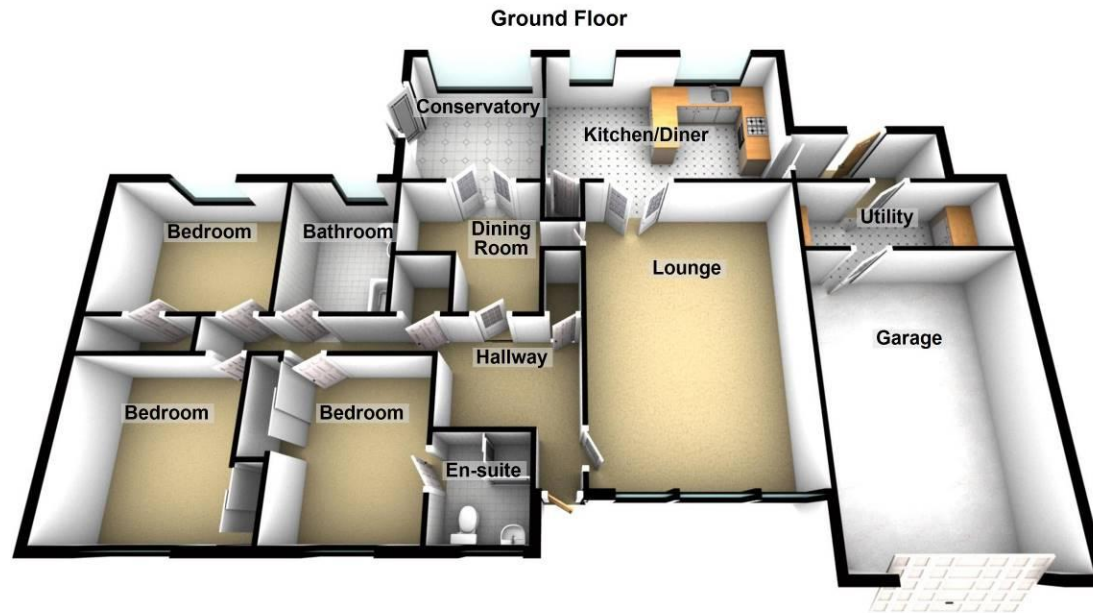


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# Floorplans

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# Property Room sizes

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## HALLWAY

25' x 9' 9" (7.62m x 2.97m)

## LOUNGE

18' 5" x 16' 7" (5.61m x 5.05m)

## KITCHEN/DINER

20' 2" x 12' 7" (6.15m x 3.84m)

## CONSERVATORY

13' 8" x 12' (4.17m x 3.66m)

## DINING AREA/SNUG

13' 8" x 9' 5" (4.17m x 2.87m)

## UTILITY ROOM

10' x 6' 4" (3.05m x 1.93m)

## BEDROOM

11' 8" x 11' 6" (3.56m x 3.51m)

## ENSUITE

7' 6" x 5' 4" (2.29m x 1.63m)

## BEDROOM

10' 8" x 9' 9" (3.25m x 2.97m)

## BEDROOM

10' 9" x 10' 8" (3.28m x 3.25m)

## BATHROOM

9' 9" x 5' 2" (2.97m x 1.57m)

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](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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