

# Buy your next home with Next Home

Leading Perthshire Estate Agency

6 Ruthven Park, Auchterarder, Perthshire, PH3 1BQ

Offers Over £105,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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6 Ruthven Park, Auchterarder, Perthshire, PH3 1BQ

Many thanks for your interest with 6 Ruthven Park, Auchterarder, Perthshire, PH3 1BQ.

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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Next Home are delighted to bring to the market this TWO BEDROOM TOP FLOOR APARTMENT situated in the vibrant town of Auchterarder.

The apartment is accessed via a secure door entry system and is immaculately presented throughout with well proportioned accommodation comprising entrance hall, bright lounge, modern kitchen, two double bedrooms and bathroom. There is electric storage heating and double glazing throughout.

To the front of the property there is private parking and to the rear there is a communal area of garden grounds with rotary clothes dryers. From the lounge there are magnificent views towards the hills and beyond.



# Key property features

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- ✓ 2 double bedrooms
- ✓ Popular residential area
- ✓ Immaculately presented
- ✓ Lovely countryside views
- ✓ Spacious lounge
- ✓ Close to Gleneagles
- ✓ Ideal for first time buyers
- ✓ Ideal holiday home
- ✓ Good walk nearby
- ✓ Secure door entry system









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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Ground Floor





# Property Room sizes

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## **ENTRANCE HALL**

*10' 3" x 7' 4" (3.12m x 2.24m)*

## **LOUNGE/DINER**

*16' 5" x 10' 9" (5m x 3.28m)*

## **KITCHEN**

*12' 10" x 5' 11" (3.91m x 1.8m)*

## **BEDROOM**

*12' 8" x 1' (3.86m x 0.3m)*

## **BEDROOM 2**

*13' 3" x 10' 5" (4.04m x 3.18m)*

## **BATHROOM**

*9' 9" x 5' 10" (2.97m x 1.78m)*

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)

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