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Leading Perthshire Estate Agency

16b, Ruthven Street, Auchterarder, PH3 1BW

Offers Over £80,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

16b, Ruthven Street, Auchterarder, PH3 1BW

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If you have a property to sell contact us Next Home Estate Agents dedicate themselves to be available when you are, getting our customers moving quicker and offering an unbeatable service 7 days a week until 9pm. We are known in Perthshire and delivering more great properties like this one please register on our hot buyers list, where we will email you of new property listings and

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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.

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, 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

A Fantastic opportunity to purchase this 2-bedroom ground floor apartment situated in the popular town of Auchterarder.

The accommodation comprises: Entrance hall, spacious lounge/diner with space for a variety of free standing furniture and direct access to the fully enclosed rear garden, kitchen, 2 double bedrooms and a family bathroom.

To the rear there is fully closed rear garden that is laid to law for ease of maintenance and there is parking to the front of the property.

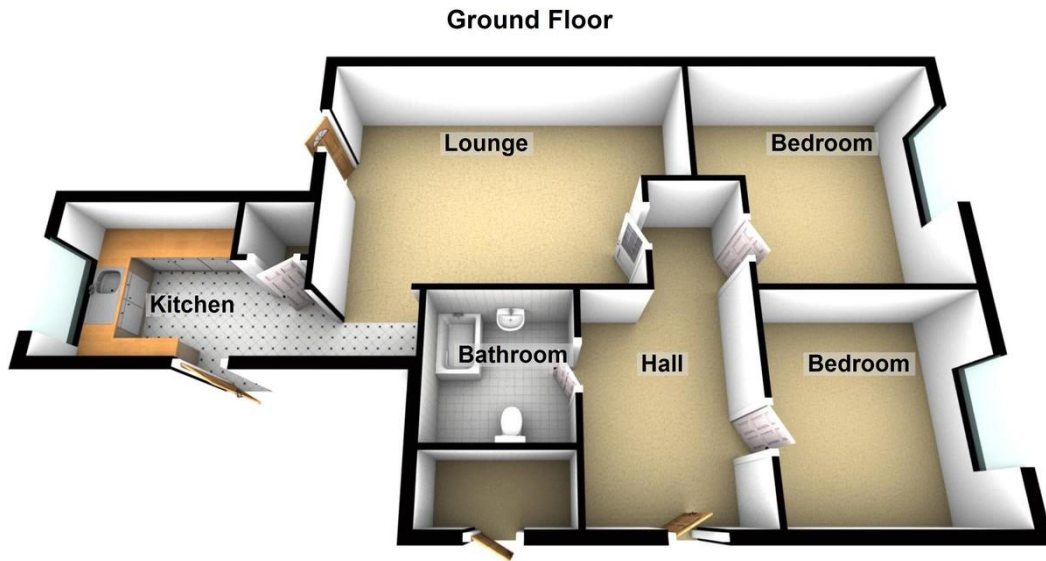


Key property features

- ✓ Ideal for first time buyers
- ✓ Ideal buy to let
- ✓ Development opportunity
- ✓ No chain
- ✓ Private rear garden
- ✓ Close to Gleneagles
- ✓ Popular residential area
- ✓ Spacious lounge
- ✓ Close to local amenities
- ✓ Good schooling nearby



Floorplans





Property Room Sizes

HALL 15' 5" X 4' 5" (4.7M X 1.35M)

LOUNGE/DINER 14' 3" X 13' 1" (4.34M X 3.99M)

KITCHEN 12' 2" X 8' 4" (3.71M X 2.54M)

BEDROOM 11' 3" X 10' 7" (3.43M X 3.23M)

BEDROOM 10' 3" X 9' 3" (3.12M X 2.82M)

BATHROOM 6' 8" X 5' 8" (2.03M X 1.73M)

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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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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*The only Perthshire estate agent **available 7 days until 9pm***

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