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Leading Perthshire Estate Agency

9 Ruthven Park, Auchterarder, PH3 1BQ

Offers Over £100,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

9 Ruthven Park, Auchterarder, PH3 1BQ

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9 Ruthven Park, Auchterarder, PH3 1BQ.

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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

Next Home are delighted to bring to the market this TWO BEDROOM 1st FLOOR APARTMENT situated in the vibrant town of Auchterarder.

The apartment is accessed via a secure door entry system with well proportioned accommodation comprising entrance hall with cupboard, bright and spacious lounge, kitchen/diner, two double bedrooms with large built in cupboards and a 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.

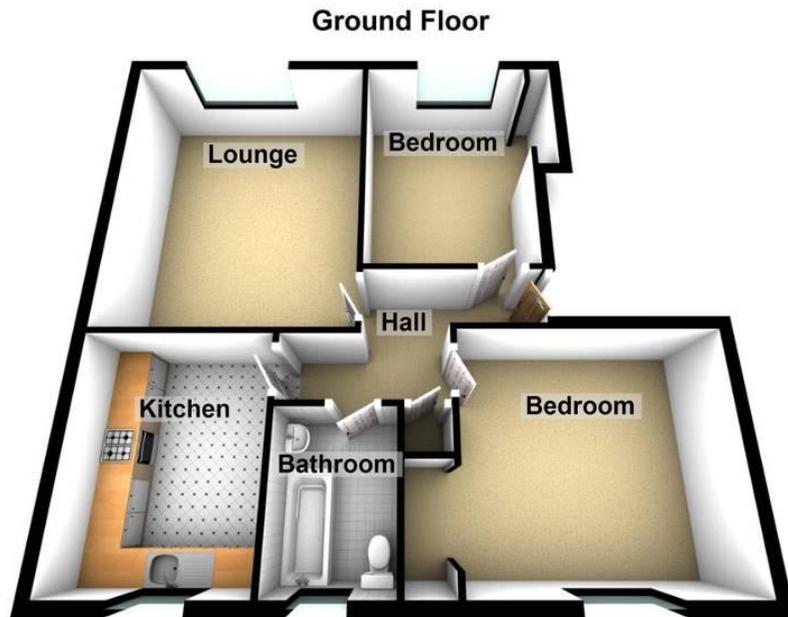


Key property features

- ✓ 2 double bedrooms
- ✓ Popular residential area
- ✓ Ideal buy to let
- ✓ Ideal for first time buyers
- ✓ Close to local amenities
- ✓ Secure door entry system
- ✓ Parking
- ✓ Communal drying green
- ✓ Good walks nearby
- ✓ Spacious apartment



Floorplans





Property Room Sizes

HALL

LOUNGE 16' 2" X 10' 9" (4.93M X 3.28M)

KITCHEN/DINER 12' 4" X 8' (3.76M X 2.44M)

BEDROOM 36' 1" X 11' 11" (11M X 3.63M)

BEDROOM 12' 7" X 8' 3" (3.84M X 2.51M)

BATHROOM 9' 2" X 5' 4" (2.79M X 1.63M)

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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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

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

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