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Leading Perthshire Estate Agency

13 Guthrie Court, Gleneagles Village, Auchterarder, PH3 1SD

Offers Over £240,000.00

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

13 Guthrie Court, Gleneagles Village, Auchterarder,
PH3 1SD

Many thanks for your interest with 13 Guthrie Court, Gleneagles Village, Auchterarder, PH3 1SD.

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

This property is 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

We are delighted to bring to the market this deceptively spacious and well-presented TWO BEDROOM GROUND FLOOR APARTMENT situated in the highly desirable Gleneagles Village resort in the town of Auchterarder.

The property is entered via a secure entry door system to a well-maintained entrance hallway.

The accommodation comprises wide hall with storage cupboards; open plan lounge/diner with sliding doors to the balcony affording magnificent open views towards Gleneagles Falconry; kitchen with appliances; principal bedroom with fitted storage and en-suite shower room; second bedroom with fitted wardrobe; family bathroom with white suite and complementary tiling.

There is electric heating and double glazing throughout.

Externally the property is situated within extensive, immaculately presented communal garden grounds. There is a single garage pertaining to the property and parking is allocated to the front of the building with visitors parking alongside.



Key property features

- ✓ Prestigious location
- ✓ Balcony with views towards Gleneagles Falconry
- ✓ Secure entry and immaculate entrance area
- ✓ Open plan lounge/diner
- ✓ Kitchen with appliances
- ✓ 2 Double Bedrooms
- ✓ En-suite shower room & Bathroom
- ✓ Garage & Parking
- ✓ Double Glazing & Electric Heating
- ✓ Walking distance to Gleneagles & Auchterarder Golf courses









An aerial photograph of a suburban residential neighborhood, featuring rows of brick houses with tiled roofs and green lawns. The image is overlaid with a semi-transparent blue filter. The text is centered in the upper half of the image.

Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

HALL

14' 3" x 5' 7" (4.34m x 1.7m)

LOUNGE/DINER

18' 6" x 13' 7" (5.64m x 4.14m)

KITCHEN

10' 1" x 7' 3" (3.07m x 2.21m)

BEDROOM

15' 0" x 13' 7" (4.57m x 4.14m)

EN-SUITE SHOWER ROOM

8' 11" x 6' 9" (2.72m x 2.06m)

BEDROOM

10' 0" x 8' 11" (3.05m x 2.72m)

BATHROOM

7' 8" x 6' 3" (2.34m x 1.91m)

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:

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

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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