



Buy your next home with Next Home

Leading Perthshire Estate Agency

17 Drummond Avenue, Auchterarder, PH3 1NX

Fixed Price £225,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

17 Drummond Avenue, Auchterarder, PH3 1NX

Many thanks for your interest with 17 Drummond Avenue, Auchterarder, PH3 1NX.

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

A rare opportunity to purchase this deceptively spacious TWO BEDROOM DETACHED BUNGALOW situated within a highly desirable residential area in the town of Auchterarder.

The property is located within walking distance to the reputable Auchterarder Golf club and the Prestigious Gleneagles Hotel, Spa & Golf Resort.

The property offers well-proportioned accommodation comprising entrance hall with storage cupboard; bright lounge providing access to all accommodation; breakfasting kitchen; 2 double bedrooms, both with fitted wardrobes and bathroom.

There is double glazing and gas central heating throughout.

Externally the property has a garden and driveway to the front leading to a single garage. The garage has the benefit of power and light and there is a sink and space for a washing machine & tumble dryer.

The small rear garden is enclosed, and gravel chipped for ease of maintenance. Early viewing is highly recommended as this property would suit a wide range of prospective purchasers.



Key property features

- ✓ Detached Bungalow
- ✓ Breakfasting kitchen
- ✓ Bright Lounge
- ✓ 2 Double Bedrooms
- ✓ Great Storage
- ✓ Bathroom
- ✓ Double Glazing & Gas CH
- ✓ Garage and Driveway
- ✓ Enclosed low maintenance garden
- ✓ Close to golf club and amenities









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?

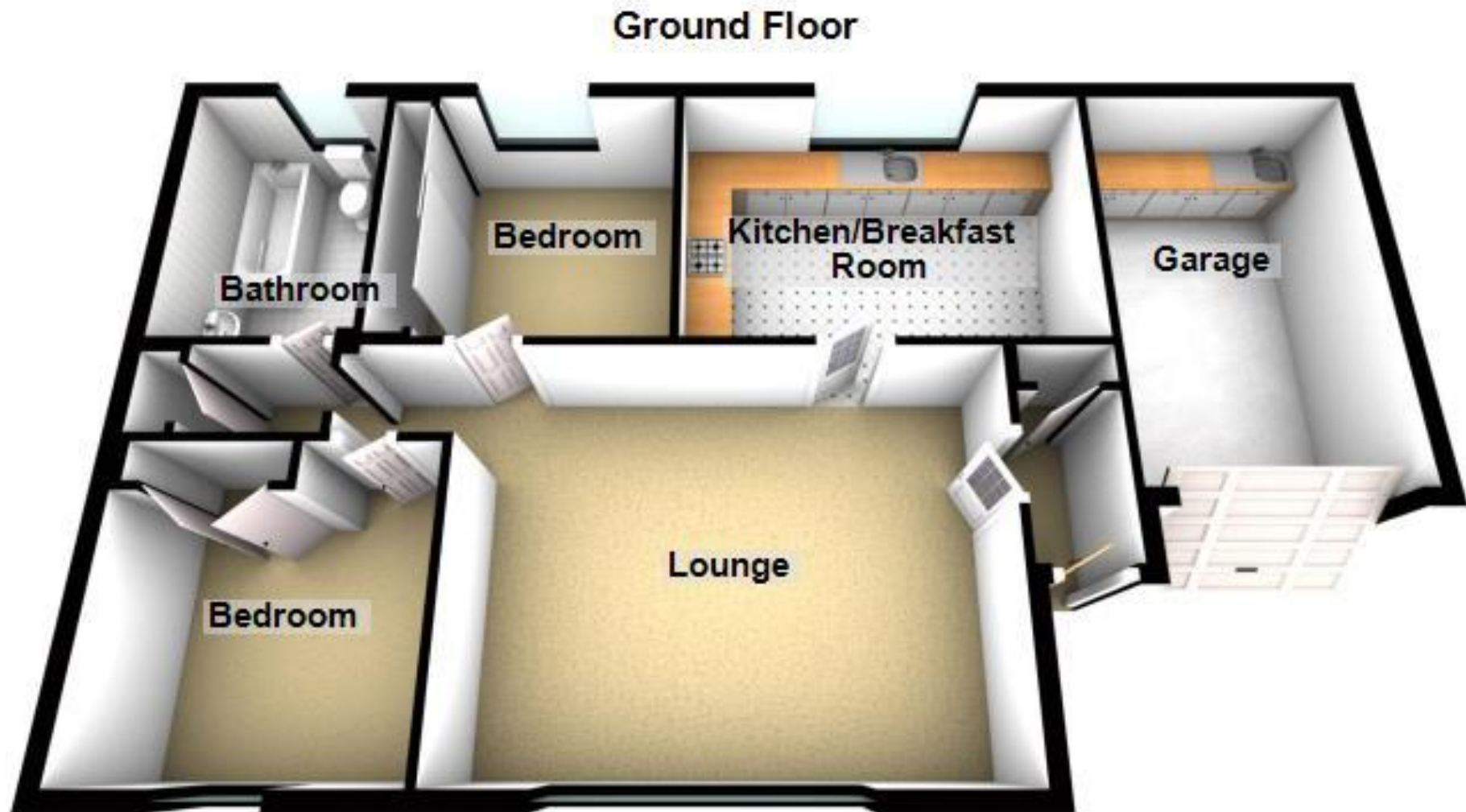
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

ENTRANCE HALL

6' 4" x 4' 2" (1.93m x 1.27m)

LOUNGE

16' 6" x 12' 6" (5.03m x 3.81m)

KITCHEN

11' 6" x 9' 5" (3.51m x 2.87m)

BEDROOM

11' 6" x 9' 6" (3.51m x 2.9m)

BEDROOM

13' 4 (w)" x 8' 9" (4.06m x 2.67m)

BATHROOM

11' 6" x 4' 8" (3.51m x 1.42m)

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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