



# Buy your next home with Next Home

Leading Perthshire Estate Agency

5 The Orchard , Auchterarder, PH3 1ET

Offers over £67,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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5 The Orchard , Auchterarder, PH3 1ET

Many thanks for your interest in  
5 The Orchard , Auchterarder, PH3 1ET.

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 renown 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 01764 42 43 44.

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 close to 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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We are delighted to bring to the market this detached holiday lodge situated within the Grand Eagles resort, just outside the town of Auchterarder.

The spacious accommodation comprises Open Plan lounge/kitchen/diner with integrated appliances including fridge, freezer, dishwasher, microwave, washing machine and double oven oven/grill together with hob. The principal bedroom has an en-suite shower room and there is also a family bathroom.

The second bedroom is a twin room, and both have fitted wardrobes and drawer units providing excellent storage. From the lounge area there are double doors leading to the decking area providing an ideal haven for socialising during the summer months. Parking is available adjacent to the property.

There is gas central heating & double glazing throughout. The property is not intended for residential use, however would make an excellent holiday home or investment property. There are annual site fees of approx. £2100 per annum which include the ground rent.



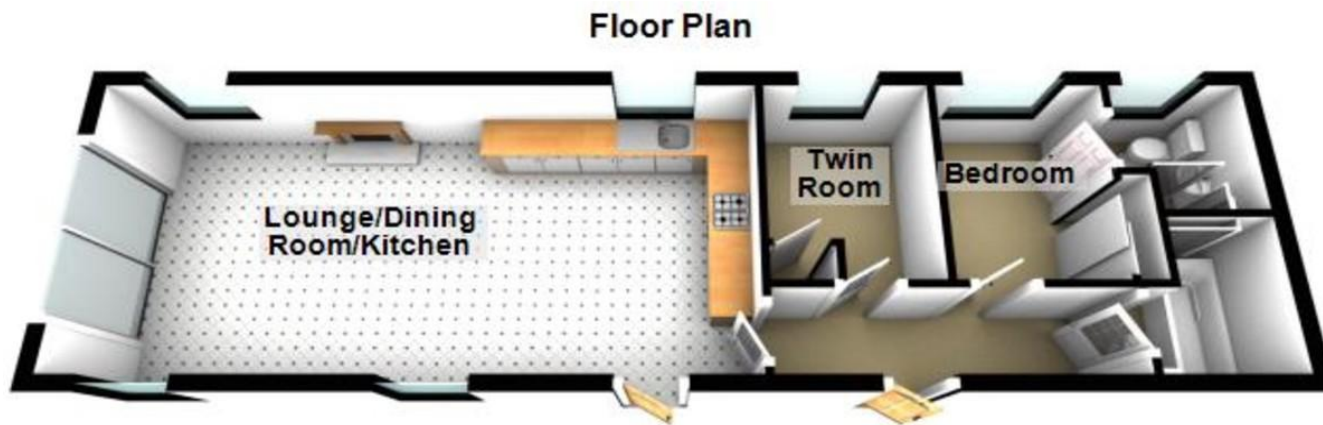
# Key property features

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- ✓ Detached Lodge
- ✓ Open plan lounge/kitchen/dining room
- ✓ 2 Bedrooms
- ✓ En-suite shower room and Bathroom
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Parking
- ✓ Balcony
- ✓ Quiet location
- ✓ Holiday home/Investment purchase



# Floorplans







# Property Room Sizes

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LOUNGE/DINING/KITCHEN 21' 9" X 12' 7" (6.63M X 3.84M)

HALL 13' 11" X 2' 9" (4.24M X 0.84M)

BEDROOM 9' 8" X 7' 9" (2.95M X 2.36M)

ENSUITE 6' 6" X 3' 5" (1.98M X 1.04M)

TWIN ROOM 9' 9" X 6' 1" (2.97M X 1.85M)

BATHROOM 5' 7" X 5' 3" (1.7M X 1.6M)

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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63 – 65 George Street, Perth ..... 01738 44 43 42

41 – 43 Allan Street, Blairgowrie ..... 01796 54 80 14

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)

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

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