

# Buy your next home with Next Home

Leading Perthshire Estate Agency

7 Crown Court, High Street, Auchterarder, PH3 1BJ

Offers Over £79,950

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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7 Crown Court, High Street, Auchterarder,  
PH3 1BJ

Many thanks for your interest in  
7 Crown Court, High Street, Auchterarder,  
PH3 1BJ.

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 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

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We are delighted to bring to the market this immaculately presented and recently modernised second floor ONE BEDROOM APARTMENT situated within the desirable town of Auchterarder.

The property is in walk in condition and benefits from new electric Bluetooth heating, a large, floored attic, parking and secure entry door system.

The accommodation comprises entrance hall with storage cupboard; bright lounge; modern breakfasting kitchen with integrated double oven/grill, hob, extractor and freestanding fridge/freezer, washing machine and tumble dryer; double bedroom with fitted wardrobe and bathroom with shower over the bath and stylish vanity unity. There is also double glazing throughout.

Early viewing is highly recommended to appreciate the accommodation on offer. This property would make an excellent first or buy to let purchase.



# Key property features

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- ✓ Recently Modernised
- ✓ Secure door entry
- ✓ Parking
- ✓ Modern Kitchen
- ✓ Good storage
- ✓ New electric Bluetooth heating
- ✓ Double Glazing
- ✓ Large floored attic
- ✓ Excellent first purchase or buy to let
- ✓ Close to amenities



# Floorplans





# Property Room Sizes

LOUNGE 13' 3" X 12' 8" (4.04M X 3.86M)

KITCHEN 13' 3" X 7' 9" (4.04M X 2.36M)

BEDROOM 13' 3" X 9' 0" (4.04M X 2.74M)

BATHROOM 6' 4" X 5' 7" (1.93M X 1.7M)



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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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 ..... 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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