



# Buy your next home with Next Home

Leading Perthshire Estate Agency

32 Rossie Place, Auchterarder, PH3 1AR

Offers Over £265,000



**NEXT HOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

32 Rossie Place, Auchterarder, PH3 1AR

Many thanks for your interest with 32 Rossie Place, Auchterarder, PH3 1AR.

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

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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 well presented DETACHED FOUR BEDROOM VILLA set over three floors located within the desirable town of Auchterarder.

The accommodation comprises entrance vestibule; hall with storage and door to the integral garage; WC with white suite; bright lounge/diner with picture windows to the rear and views towards the fields; further WC and utility room on the lower level together with dining kitchen, doors to the rear garden and integrated appliances including oven, hob, extractor, fridge, freezer, and dishwasher.

On the first floor is a family bathroom and 4 bedrooms, the principal having an en-suite shower room. The property benefits from double glazing and gas central heating.

Externally there is a double driveway to the front leading to the garage, path to each side and enclosed rear garden which is laid to lawn with patio area for ease of maintenance. The property also benefits from having solar panels making it economical to run.



# Key property features

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- ✓ Detached 4 Bedroom Villa
- ✓ Lounge/Diner
- ✓ Dining Kitchen & Utility
- ✓ 2 WC's, Bathroom & En-suite
- ✓ Plenty Storage
- ✓ Integral garage
- ✓ Enclosed rear garden
- ✓ Double glazing & Gas Central Heating
- ✓ Solar Panels
- ✓ Bright accommodation









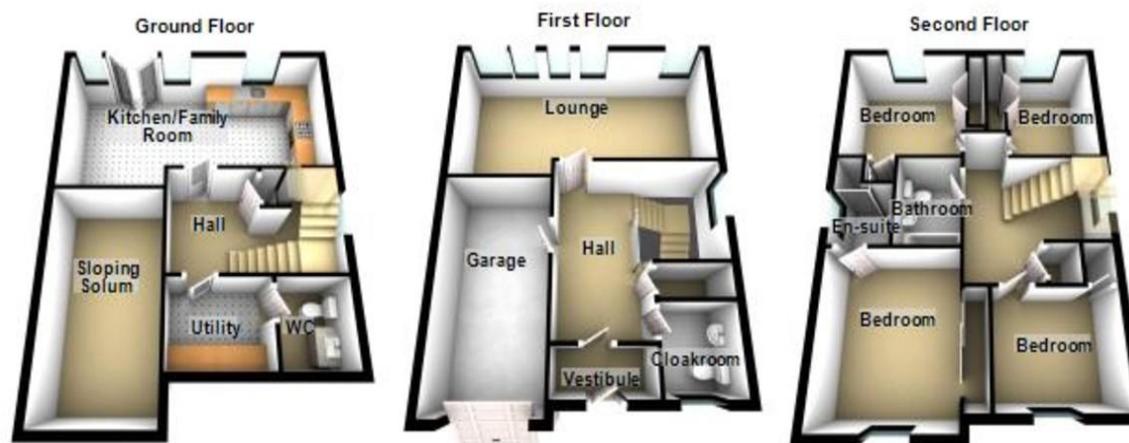
# Have a property to sell?

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



# Floorplans

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# Property Room sizes

## **VESTIBULE**

6' 9" x 4' 7" (2.06m x 1.4m)

## **HALL**

14' 1" x 6' 8" (4.29m x 2.03m)

## **WC**

7' 11" x 4' 9" (2.41m x 1.45m)

## **LOUNGE/DINER**

22' 5" x 12' 4" (6.83m x 3.76m)

## **KITCHEN/DINER**

21' 7" x 11' 5" (6.58m x 3.48m)

## **UTILITY ROOM**

5' 1" x 4' 11" (1.55m x 1.5m)

**WC** 5' 7" x 4' 11" (1.7m x 1.5m)

## **BEDROOM**

0' 0" x 9' 10" (0m x 3m)

## **ENSUITE**

5' 7" x 4' 7" (1.7m x 1.4m)

## **BEDROOM**

11' 7" x 9' 1" (3.53m x 2.77m)

## **BEDROOM**

9' 10" x 7' 1" (3m x 2.16m)

## **BEDROOM**

9' 8" x 6' 3" (2.95m x 1.91m)

## **BATHROOM**

6' 7" x 6' 7" (2.01m x 2.01m)

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](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)

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Ombudsman Scheme