



Drumcharry, Montrose Road, Auchterarder, PH3 1BZ

Offers Over £585,000

■■■■  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

---

Drumcharry, Montrose Road, Auchterarder, PH3 1BZ

Many thanks for your interest with Drumcharry, Montrose Road, Auchterarder, PH3 1BZ.

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 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 located in the highly desirable town of Auchterarder which provides an abundance of local amenities and leisure facilities including an array of independent shops, hairdressers, restaurants, health centre and golf course.

There are primary and secondary local authority schools within the town.

Independent schools include Morrison's Academy and Ardvreck in Crieff, Craigclowan in Perth, with Strathallan and Kilgraston near Bridge of Earn. Glenalmond and Dollar Academy are within easy reach.

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.

The surrounding hills and glens offer many walks and the opportunity to enjoy the scenic beauty of Perthshire.









Built in 1860, Drumcharry is an excellent opportunity to purchase this rare to the market Victorian detached 5 bedroom villa situated in the sought after area of Auchterarder, Perthshire.

Drumcharry sits in a quiet, private and endosed setting just off the High Street in central Auchterarder.

The property is 'B' Listed and benefits from many of its original features such as: cornicing, decorative vaulted ceiling, wooden staircase, handmade arched wooden windows with shutters, high ceilings, skirting boards and fireplaces.

The property is accessed via wooden arch doors which lead to an entrance porch with original tiling and side window. A bright and spacious entrance hall welcomes all visitors and leads to all accommodation on the ground floor. A formal dining room has ample room for a variety of furniture and benefits from an attractive bay window to the front and period fireplace. Spacious lounge with log burning stove, kitchen with large island and a free-standing cooker/oven, utility room and storage room. Further rooms on the ground floor are accessed by an inner hallway and this leads to 2 home offices and a shower room.

The 1<sup>st</sup> floor is accessed by a wooden staircase with attractive wooden spindles and leads to a large landing with a front facing window allowing natural light in. 'The Drawing Room' is a luxurious space with a vaulted ceiling, original cornicing, feature fire place and a bay window to the front to take in the stunning south facing views of the extensive garden and the Ochil Hills beyond. 5 double bedrooms are located on the 1<sup>st</sup> floor with 2 of them currently used as dressing rooms. There is also a shower room and family bathroom.

This property occupies approx. ¾ of an acre and the current owner has sympathetically restored the mature and private garden. It has been divided into 6 parts: an area of lawn surrounded by decorative hedging and formal topiary, sandstone paths link the lower garden which features a woodland garden with cherry trees and shrub planting, ornamental pond, vegetable plots, fruit and orchard area. There is also an original wooden Edwardian summer house with windows and metal roof.



# Key property features

---

- ✓ Rare to the market
- ✓ Original features throughout
- ✓ Drawing room
- ✓ Spacious rooms
- ✓ Lovely mature gardens
- ✓ 3/4 acre plot
- ✓ Garage/workshop
- ✓ 'B' listed property
- ✓ Popular residential area
- ✓ Ideal family home























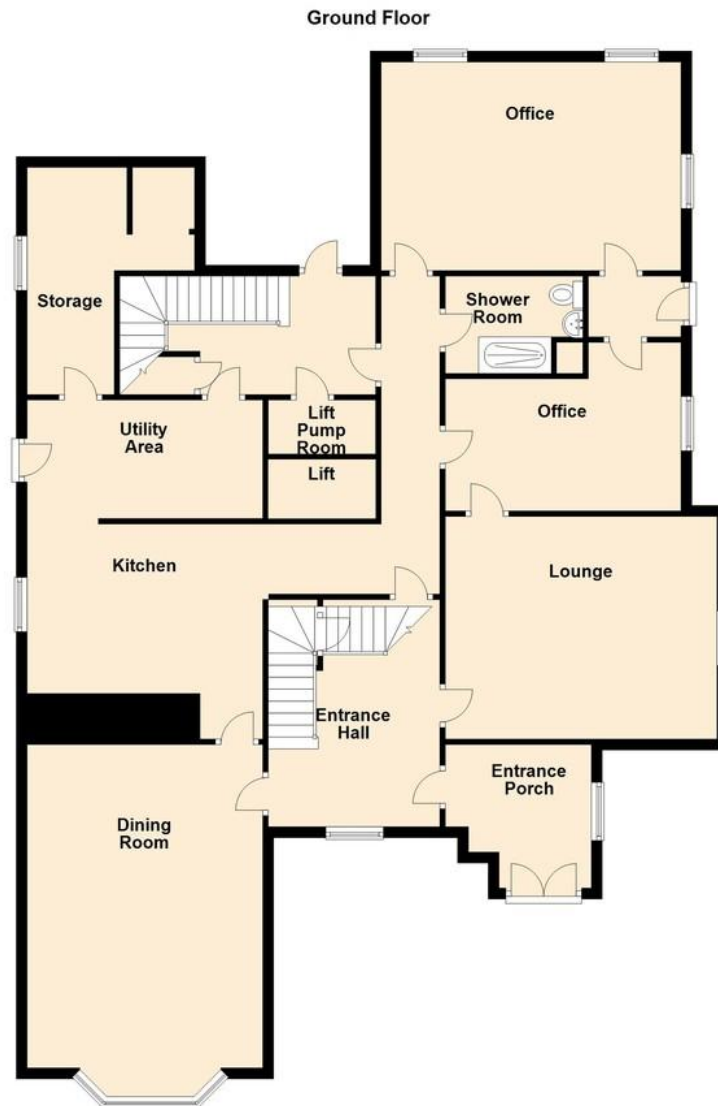






# Floorplans

---







# Property Room sizes

## ENTRANCE PORCH

9' 4" x 9' 1" (2.84m x 2.77m)

## ENTRANCE HALL

19' 3" x 8' 8" (5.87m x 2.64m)

## DINING ROOM

25' x 15' (7.62m x 4.57m)

## LOUNGE

15' 9" x 13' 9" (4.8m x 4.19m)

## KITCHEN

14' 9" x 14' 9" (4.5m x 4.5m)

## UTILITY ROOM

16' 3" x 7' 9" (4.95m x 2.36m)

## STORAGE

14' 7" x 5' 4" (4.44m x 1.63m)

## OFFICE 1

13' 5" x 9' 4" (4.09m x 2.84m)

## OFFICE 2

16' x 12' 5" (4.88m x 3.78m)

## LANDING

21' 4" x 9' 8" (6.5m x 2.95m)

## DRAWING ROOM

25' x 15' (7.62m x 4.57m)

## BEDROOM

16' x 14' (4.88m x 4.27m)

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)

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

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme