



# Buy your next home with Next Home

Leading Perthshire Estate Agency

37 Parkside, Auchterarder, PH3 1GG

Offers Over £230,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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37 Parkside, Auchterarder, PH3 1GG

Many thanks for your interest with 37 Parkside, Auchterarder, PH3 1GG.

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 center 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 3 bedroom end-terraced villa situated in the popular town of Auchterarder.

The situation of the property being end terraced allows for lots of light and views through towards the hills and beyond.

The stunning freshly decorated accommodation comprises entrance hall; w/c; spacious lounge; kitchen/dining room with patio doors leading to the rear garden; family bathroom; 3 bedrooms with the principal having an en-suite shower room.

To the side of the property there is plenty allocated off-street parking.

The rear garden is low maintenance with timber fencing, patio and pebbles throughout. Just a few meters down the road is a lovely path running along the bottom of Auchterarder, ideal for walks with the family and pets.

Gas central heating and double glazing throughout.



# Key property features

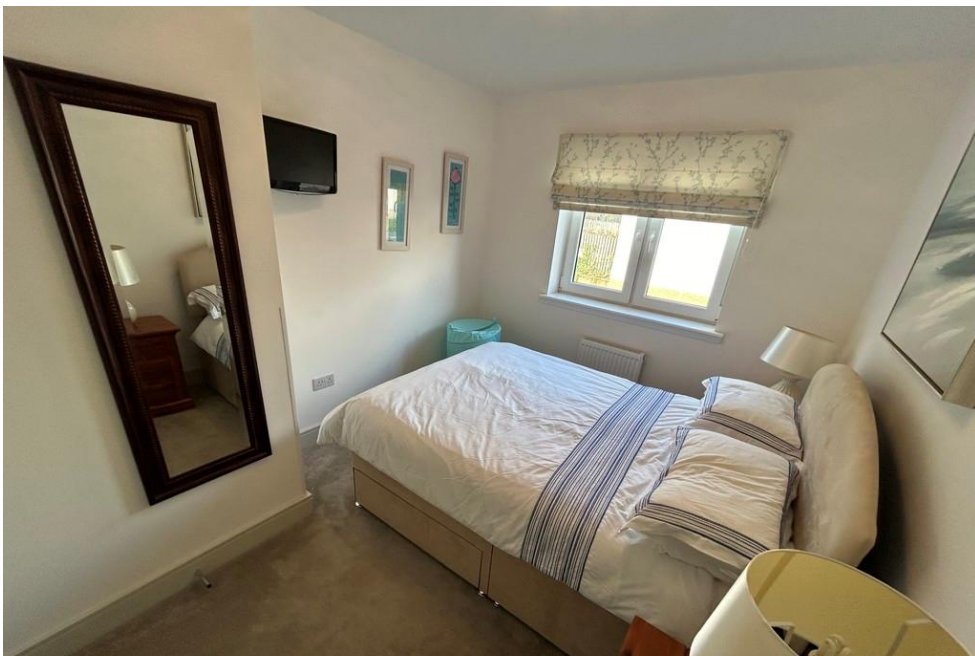
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- ✓ Beautifully presented 3 bedroom Property
- ✓ Private Rear Garden
- ✓ Ample off street parking
- ✓ Lovely Views
- ✓ Central Town location
- ✓ Excellent for commuting
- ✓ All amenities walking distance
- ✓ Close to Local Schools
- ✓ Lovely parks close by
- ✓ Immaculate move in condition











An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and garages. The overall scene is a typical suburban housing estate.

# Have a property to sell?

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

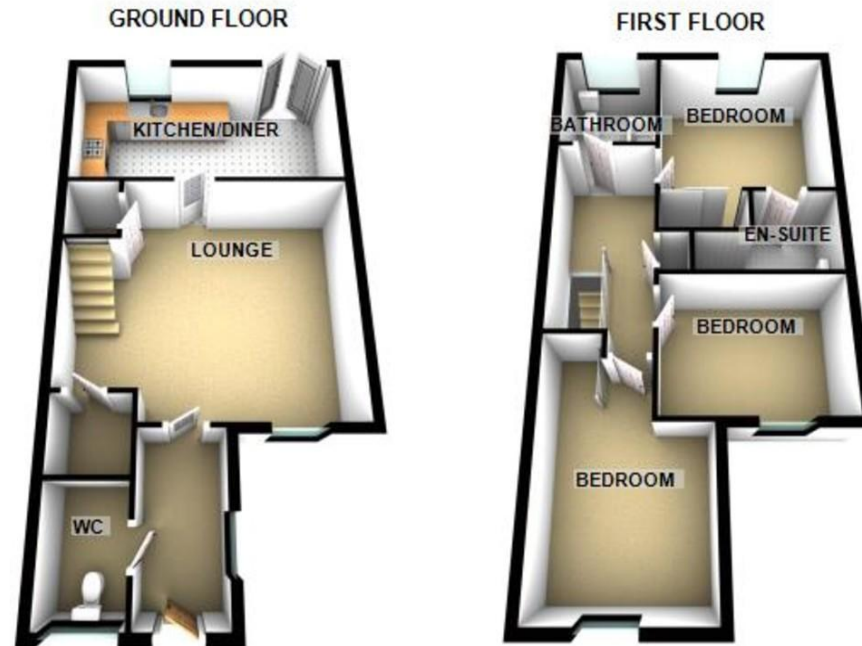


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# Floorplans

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# Property Room sizes

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## **ENTRANCE HALL**

*8' 0" x 4' 2" (2.44m x 1.27m)*

## **CLOAKROOM**

*6' 3" x 4' 2" (1.91m x 1.27m)*

## **LIVING ROOM**

*16' 4" x 15' 0" (4.98m x 4.57m)*

## **KITCHEN/BREAKFAST ROOM**

*16' 2" x 9' 2" (4.93m x 2.79m)*

## **BEDROOM 1**

*10' 0" x 8' 7" (3.05m x 2.62m)*

## **ENSUITE**

## **BEDROOM 2**

*11' 6" x 8' 8" (3.51m x 2.64m)*

## **BEDROOM 3**

*9' 5" x 8' 2" (2.87m x 2.49m)*

## **FAMILY BATHROOM**

*7' 0" x 5' 7" (2.13m x 1.7m)*



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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..... 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*

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