

Buy your next home with Next Home

Leading Perthshire Estate Agency

8 Cedar Court, Auchterarder, PH3 1GH

Offers Over £160,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

8 Cedar Court, Auchterarder, PH3 1GH

Many thanks for your interest with 8 Cedar Court, Auchterarder, PH3 1GH.

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

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 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

Next Home are delighted to bring to the market this immaculately presented 2 bedroom ground floor apartment situated in the popular town of Auchterarder.

The spacious accommodation comprises entrance hall with large walk in storage cupboard: open plan lounge/kitchen with front facing windows and integrated appliances including fridge, freezer, dishwasher, washing machine, oven and hob.

The main double bedroom has a fitted double wardrobe and en-suite shower room with white suite and partial tiling to the walls. The second bedroom is also a double and the bathroom has modern suite and shower over the bath.

The property is entered via a secure entry door system and has private parking.

The property was built by Robertson Homes and is still under NHBC warranty.



Key property features

- ✓ 2 double bedrooms
- ✓ Immaculately presented
- ✓ Principal en-suite
- ✓ Ideal for a first time buyer
- ✓ Popular residential location
- ✓ Off-street parking
- ✓ Open plan living
- ✓ NHBC warranty
- ✓ Integrated appliances
- ✓ Gas central heating





DSC_0482

Next Home - 8 Cedar Court, Auchterarder, PH3 1GH



DSC_0483



DSC_0454



DSC_0456



DSC_0458



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 driveways. 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.

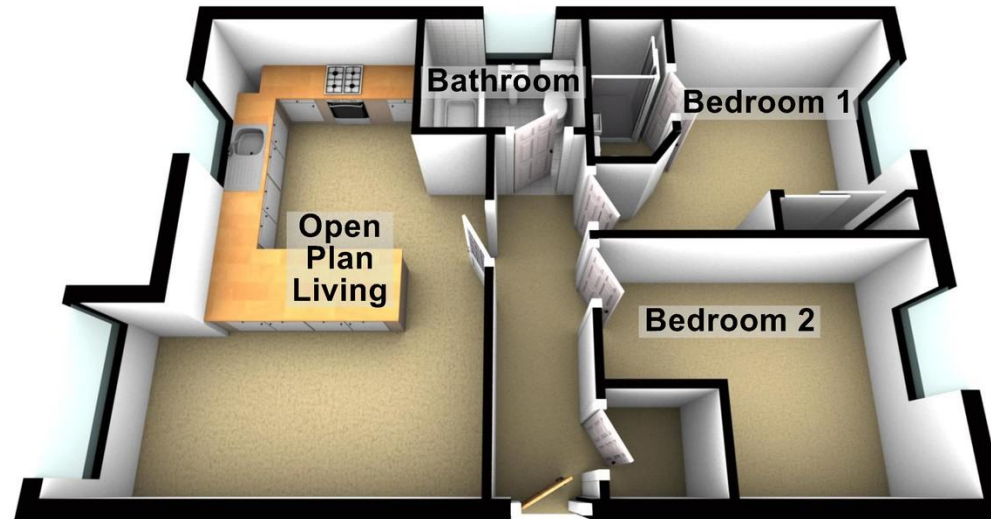


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Floorplans

Ground Floor





Property Room sizes

HALL

13' 8" x 9' (4.17m x 2.74m)

LOUNGE/BREAKFASTING KITCHEN

22' 3" x 15' 7" (6.78m x 4.75m)

BEDROOM

14' 7" x 11' 7" (4.44m x 3.53m)

BEDROOM

14' 5" x 8' 4" (4.39m x 2.54m)

BATHROOM

6' 8" x 6' 2" (2.03m x 1.88m)

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..... 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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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