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Leading Perthshire Estate Agency

3 Leadmill Lane, Auchterarder, Perthshire, PH3 1RY

Offers Over £235,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

3 Leadmill Lane, Auchterarder, Perthshire, PH3 1RY

Many thanks for your interest with 3 Leadmill Lane, Auchterarder, Perthshire, PH3 1RY.

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.

Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home 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.





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Property Summary

Next Home are delighted to bring to the market this spacious 3 bedroom semi-detached villa situated just off the high street in the popular town of Auchterarder.

The property has been finished to a high standard and the accommodation comprises of an entrance hall, W.C. well-presented and spacious lounge with space for a variety of free-standing furniture, open plan fully fitted kitchen dining room with sliding patio doors leading to the rear garden, three double bedrooms, 2 of which have built in storage and modern shower room.

The property occupies a generous sized plot with parking for multiple vehicles and is gravelled. The rear garden has been laid to lawn for ease maintenance with a small patio and area.

Additionally there is timber shed included within the sale.

There is gas central heating and double glazing throughout.



Key property features

- ✓ 3 double bedrooms
- ✓ Immaculately presented
- ✓ Ideal family home
- ✓ Private location
- ✓ Good sized plot
- ✓ Parking for multiple vehicles
- ✓ Gas central heating
- ✓ Modern shower room
- ✓ Good storage





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Have a property to sell?

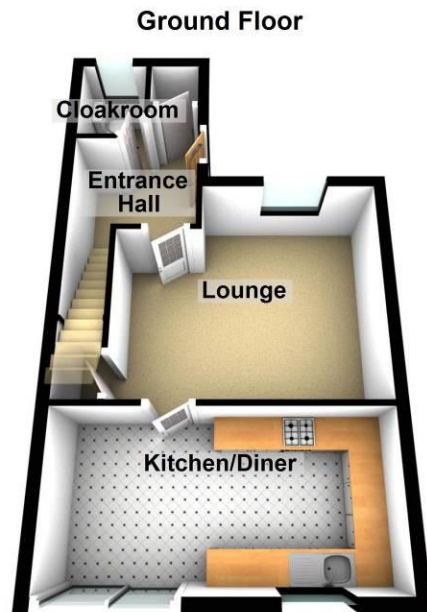
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

ENTRANCE HALL

8' 3" x 8' (2.51m x 2.44m)

W/C

5' 10" x 4' 11" (1.78m x 1.5m)

LOUNGE

14' 3" x 13' 3" (4.34m x 4.04m)

KITCHEN/DINER

17' 1" x 8' 4" (5.21m x 2.54m)

LANDING

BEDROOM

10' 9" x 10' (3.28m x 3.05m)

BEDROOM

10' 9" x 9' 5" (3.28m x 2.87m)

BEDROOM

11' 6" x 8' (3.51m x 2.44m)

SHOWER ROOM

6' 8" x 6' 3" (2.03m x 1.91m)



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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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