



Buy your next home with Next Home

Leading Perthshire Estate Agency

2 North Kinkell Cottage, Auchterarder, PH3 1LQ

Offers Over £195,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

2 North Kinkell Cottage, Auchterarder, PH3 1LQ

Many thanks for your interest with 2 North Kinkell Cottage, Auchterarder, PH3 1LQ.

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 near to the historic four arched bridge over the River Earn and is a very popular destination for salmon fishing.

Set within the Strathearn valley just two miles north of Auchterarder which provides all local amenities including primary and secondary schools, shops, businesses, health centre and cottage hospital, cafes, restaurants, social and recreational activities and the famous Gleneagles Hotel and three championship golf courses.

There is easy access to the A9 motorway providing commuting to Perth city centre just 10 minutes drive away and south to Stirling and Glasgow.



Property Summary

Next Home are delighted to bring to the market this immaculately presented 2 bedroom mid-terraced villa situated just outside the popular town of Auchterarder.

The property benefits from lovely countryside views to the front and rear and would be ideal for a range of buyers with spacious accommodation set over 2 levels comprising: Entrance hall, lounge with wood-burning stove and space for free-standing furniture, a modern open plan breakfasting kitchen/dining room with a further wood-burning stove and space for a large dining table and chairs, 2 double bedrooms which both benefit from countryside views to the front and provide ample room for free-standing furniture and a family bathroom.

There is parking for 3 cars to the front of the property.

The rear is fully enclosed with timber fencing with a patio area ideal for outdoor dining in the summer months, lawn for ease of maintenance and lovely views to the rear.

Wet electric heating and double glazing throughout.



Key property features

- ✓ 2 double bedrooms
- ✓ Modern open plan kitchen/dining room
- ✓ Countryside views
- ✓ Close to Auchterarder
- ✓ Immaculately presented
- ✓ Ideal for a first time buyer
- ✓ 2 Wood-burning stoves
- ✓ Spacious rooms throughout
- ✓ Oil heating









Have a property to sell?

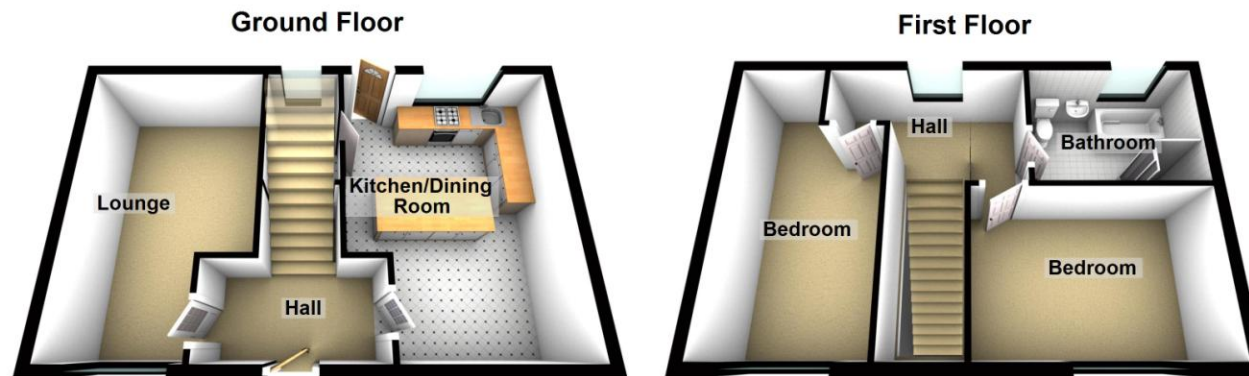
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

HALL

9' x 3' 5" (2.74m x 1.04m)

LOUNGE

16' 10" x 11' 5" (5.13m x 3.48m)

KITCHEN/DINER

16' 10" x 15' 1" (5.13m x 4.6m)

BEDROOM

17' 8" x 11' 7" (5.38m x 3.53m)

BEDROOM

14' 5" x 10' 7" (4.39m x 3.23m)

BATHROOM

10' 4" x 7' 8" (3.15m x 2.34m)

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

The only Perthshire estate agent available 7 days until 9pm

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