

Buy your next home with Next Home

Leading Perthshire Estate Agency

157 High Street, Auchterarder, PH3 1AD

Offers Over £115,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

157 High Street, Auchterarder, PH3 1AD

Many thanks for your interest with 157 High Street, Auchterarder, PH3 1AD.

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

Auchterarder, often referred to as the "Lang Toon" due to its long main street, is a charming town nestled in the heart of Perthshire, Scotland. Known for its picturesque surroundings and historical character, Auchterarder offers a blend of rural tranquillity and modern amenities, making it an ideal location for those seeking a peaceful lifestyle with excellent connectivity.

The town is renowned for its proximity to the prestigious Gleneagles Hotel, a world-class resort that boasts three championship golf courses, luxury spa facilities, and fine dining options. With Gleneagles attracting international visitors, Auchterarder is a prime location for those seeking leisure, golf, and tourism-related opportunities.

Auchterarder is home to a wide range of local shops, restaurants, and cafes, offering residents everything they need on their doorstep. The town has excellent primary and secondary schools, making it a popular choice for families.



Property Summary

Next Home are delighted to bring to the market this well-presented 2 bedroom maisonette apartment situated in the heart of the popular town of Auchterarder.

This maisonette boasts a welcoming and spacious living area, with ample natural light, providing a comfortable environment for daily living, kitchen with a 4 ring gas hob and space for white goods, two double bedrooms offer generous space with built in storage and a shower room making this an ideal home for first time buyer or for an investment.

Gas central heating and double glazing throughout.



Key property features

- ✓ Chain free
- ✓ 2 double bedrooms
- ✓ Ideal for a first time buyer
- ✓ Closer to all local amenities
- ✓ Popular residential area
- ✓ Self-contained apartment
- ✓ Gas central heating
- ✓ Well-presented
- ✓ Spacious lounge
- ✓ Ideal for a buy to let.





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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 gardens and driveways. The overall scene is a typical suburban housing estate.

Have a property to sell?

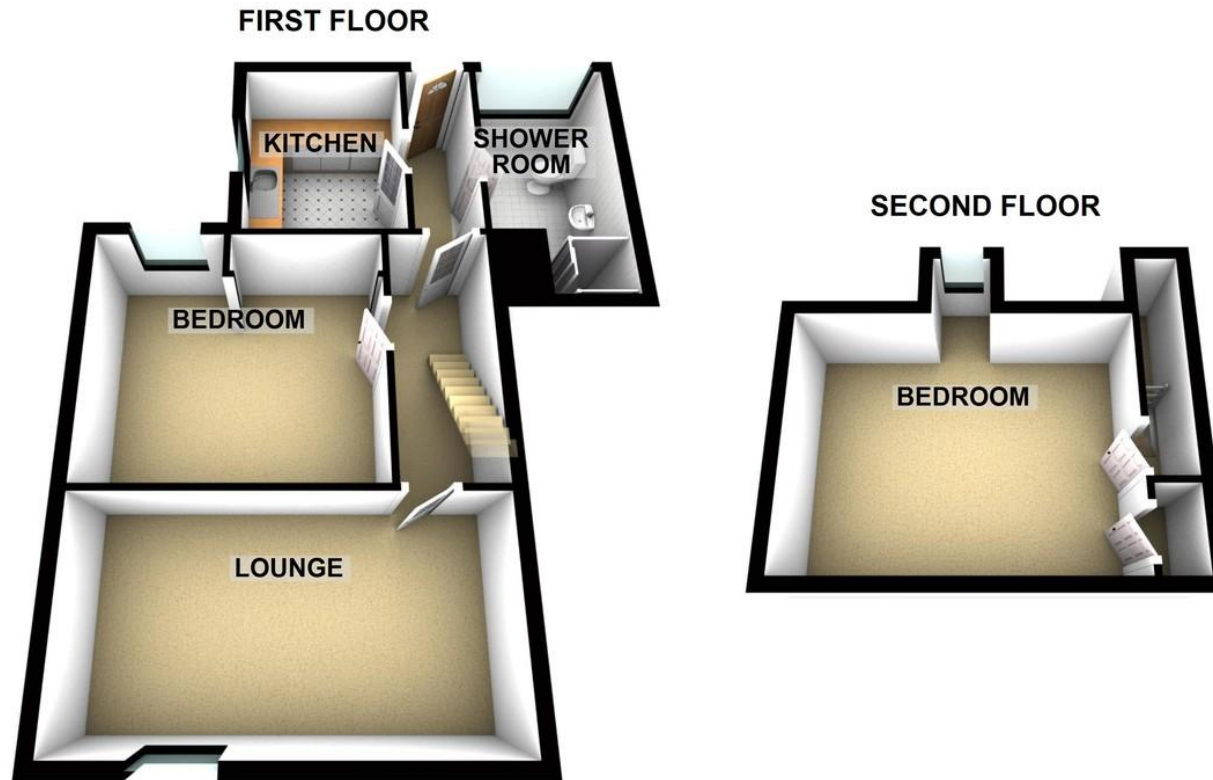
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

HALL

LOUNGE

17' x 12' 1" (5.18m x 3.68m)

KITCHEN

7' 6" x 6' 7" (2.29m x 2.01m)

BEDROOM(UPSTAIRS)

16' 4" x 13' 3" (4.98m x 4.04m)

BEDROOM

13' 1" x 11' 5" (3.99m x 3.48m)

SHOWER ROOM

12' 6" x 4' 5" (3.81m x 1.35m)

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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