

# Buy your next home with Next Home

Leading Perthshire Estate Agency

17 Eagle Avenue, Auchterarder, PH3 1GD

Offers Over £240,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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17 Eagle Avenue, Auchterarder, PH3 1GD

Many thanks for your interest with 17 Eagle Avenue, Auchterarder, PH3 1GD.

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.

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# 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

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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 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

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Next Home are delighted to bring to the market this immaculately presented 3 bedroom semi-detached villa situated in the popular town of Auchterarder.

The property would make the ideal home for a first-time buyer or for a family with spacious accommodation set over 2 floors comprising: Entrance Hall with w/c, spacious lounge, modern and open plan kitchen/dining room with breakfast bar, space for a dining table and a laundry cupboard, 3 bedrooms with the principal bedroom benefitting from an en-suite shower room and stunning countryside views and a family bathroom.

The rear garden is fully enclosed with timber fencing and is mainly laid to lawn for ease of maintenance.

Additionally, there is a off-street parking to the side of the property. Gas central heating and double glazing throughout.



# Key property features

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- ✓ 3 bedrooms
- ✓ Ideal family home
- ✓ Immaculately presented
- ✓ Popular residential area
- ✓ Principal en-suite
- ✓ Stunning countryside views
- ✓ Close to all local amenities
- ✓ Laundry cupboard
- ✓ Spacious rooms throughout



















An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are interspersed with green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

# Have a property to sell?

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



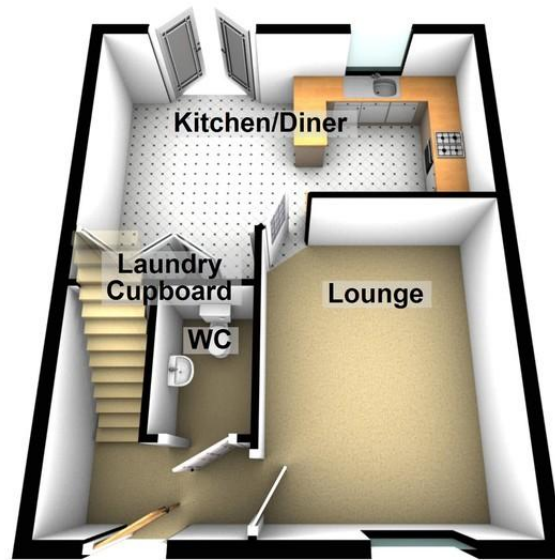
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# Floorplans

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Ground Floor



First Floor





# Property Room sizes

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## **HALL**

*7' 6" x 4' 9" (2.29m x 1.45m)*

## **LOUNGE**

*15' 7" x 10' 6" (4.75m x 3.2m)*

## **DIINING AREA**

*11' 9" x 9' 1" (3.58m x 2.77m)*

## **KITCHEN**

*9' 3" x 8' 9" (2.82m x 2.67m)*

## **BEDROOM**

*12' 8" x 10' 6" (3.86m x 3.2m)*

## **BEDROOM**

*10' 6" x 8' 5" (3.2m x 2.57m)*

## **BEDROOM**

*8' 4" x 6' 9" (2.54m x 2.06m)*

## **BATHROOM**

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

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.



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)

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