

# Buy your next home with Next Home

Leading Perthshire Estate Agency

13 Hunter Street, Auchterarder, PH3 1PA

Offers Over £325,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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13 Hunter Street, Auchterarder, PH3 1PA

Many thanks for your interest with 13 Hunter Street, Auchterarder, PH3 1PA.

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.

# 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 this immaculately presented four bedroom detached villa situated in the popular town of Auchterarder.

This property is situated on a Substantial sized corner plot and would make the ideal family home.

Set over two levels of spacious accommodation comprises: Entrance Hall, lounge with ample room for freestanding furniture, a modern and well finished open plan kitchen diner with space for a dining table And French patio doors leading to the rear garden, utility room and WC completes the accommodation on the Ground floor.

The first floor is access via a carpeted stairwell which leads to the landing and gives access to 4 bedrooms; Two of which benefit from having ensuite shower rooms and built-in mirrored wardrobes. There is also a three-piece bathroom suite.

To the front of the property, there is a large monobloc block driveway for multiple vehicles that leads to a single garage.

The rear garden is fully enclosed with timber fencing with mature planting throughout. It is easy to maintain with a lawn and patio area.

Gas central heating and double glazing throughout.



# Key property features

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- ✓ Ex Show home
- ✓ Immaculately presented
- ✓ 4 double bedrooms
- ✓ 2 en-suites
- ✓ Large corner plot
- ✓ Ample parking for multiple vehicles
- ✓ Popular residential area
- ✓ Private garden
- ✓ Single garage
- ✓ Close to local amenities



















# Have a property to sell?

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

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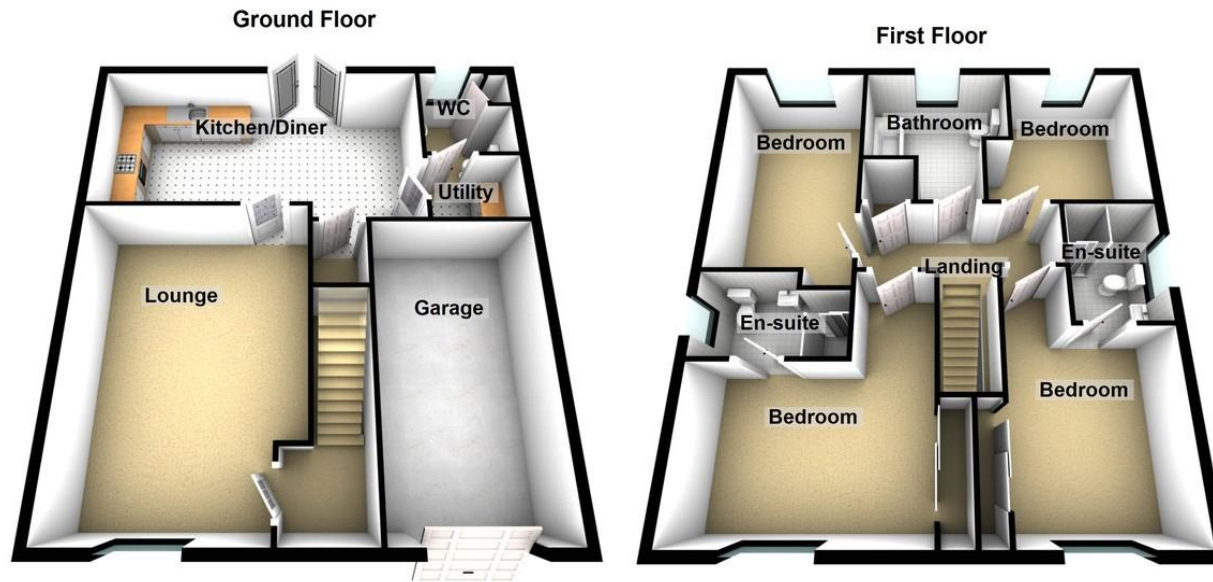
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# Floorplans

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# Property Room sizes

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## HALL

### LOUNGE

*16' 2" x 11' 6" (4.93m x 3.51m)*

### KITCHEN/DINER

*17' 2" x 11' 3" (5.23m x 3.43m)*

### UTILITY ROOM

*7' 1" x 4' 7" (2.16m x 1.4m)*

### W/C

*6' 9" x 6' 6" (2.06m x 1.98m)*

## LANDING

### BEDROOM

*14' 9" x 11' 5" (4.5m x 3.48m)*

### ENSUITE

*7' 6" x 5' 3" (2.29m x 1.6m)*

### BEDROOM

*14' 4" x 8' 6" (4.37m x 2.59m)*

### ENSUITE

*7' 4" x 4' 9" (2.24m x 1.45m)*

### BEDROOM

*9' x 8' 5" (2.74m x 2.57m)*

### BEDROOM

*13' x 8' 2" (3.96m x 2.49m)*

### BATHROOM

*8' 6" x 7' 1" (2.59m x 2.16m)*

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](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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