

# Buy your next home with Next Home

Leading Perthshire Estate Agency

16 Bridgewater Avenue, Auchterarder, PH3 1DQ

Offers Over £239,950

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ESTATE & LETTING AGENTS



# Buying with Next Home

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16 Bridgewater Avenue, Auchterarder, PH3 1DQ

Many thanks for your interest with 16 Bridgewater Avenue, Auchterarder, PH3 1DQ.

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 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.

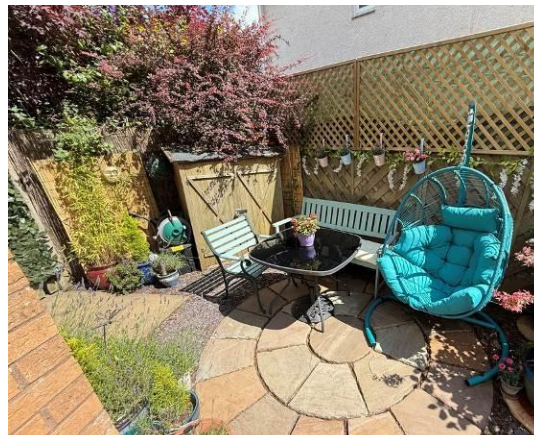
# About the Area

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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.





# Property Summary

This beautifully maintained 3 bedroom semi-detached villa offers a perfect blend of style, comfort, and practicality in a sought-after residential location. Immaculately presented throughout, the property features bright and spacious interiors, quality finishes including Fired Earth Tumbled Marble floor tiles in the WC and hall together with Junckers flooring in the living room, dining room and kitchen.

The accommodation comprises of a utility/WC; hall; bright living room with large under stair cupboard; dining room with doors to the rear decking area; kitchen with appliances and door to the side; family bathroom with recently installed shower over the bath; 3 bedrooms, 2 of which have fitted wardrobes and the principal having an en-suite shower room with newly fitted rain shower. The attic is partially floored and there is double glazing and gas central heating throughout.

Externally, a highlight of this home is the lovely private enclosed rear garden which is neatly landscaped and ideal for relaxing, entertaining, or enjoying outdoor dining in a peaceful setting. There are 2 timber sheds which are included in the sale and a handy concealed bin store. The driveway provides parking for several vehicles.

This is a fantastic opportunity to acquire a move-in-ready home in a highly desirable location.



# Key property features

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- ✓ Immaculately presented
- ✓ Lovely views to the rear
- ✓ Spacious lounge
- ✓ Dining Room with doors to the rear decking area
- ✓ Kitchen with appliances
- ✓ 3 Bedrooms
- ✓ WC, Bathroom & En-suite shower room
- ✓ Beautifully landscaped garden
- ✓ Large driveway
- ✓ Quiet and desirable residential area

























An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are set back from the roads by green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. The text is overlaid on the upper half of the image.

# Have a property to sell?

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



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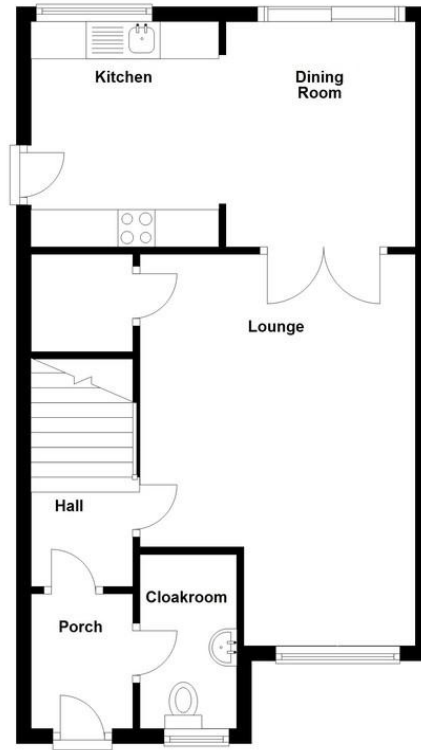
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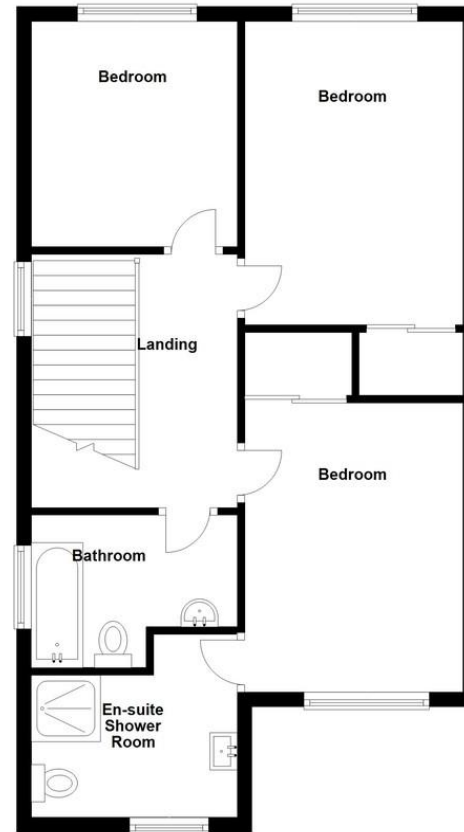
# Floorplans

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Ground Floor



First Floor





# Property Room Sizes

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## **HALL**

## **W/C/UTILITY**

*3' 8" x 6' 9" (1.12m x 2.06m)*

## **LOUNGE**

*16' x 12' 6" (4.88m x 3.81m)*

## **DINING ROOM**

*9' 9" x 8' 8" (2.97m x 2.64m)*

## **KITCHEN**

*9' 6" x 8' 5" (2.9m x 2.57m)*

## **BEDROOM**

*11' 2" x 9' 6" (3.4m x 2.9m)*

## **ENSUITE**

*7' 4" x 7' 1" (2.24m x 2.16m)*

## **BEDROOM**

*12' 5" x 10' 1" (3.78m x 3.07m)*

## **BEDROOM**

*9' 9" x 6' 9" (2.97m x 2.06m)*

## **BATHROOM**

*7' x 6' (2.13m x 1.83m)*

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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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)

*The only Perthshire estate agent available 7 days until 9pm*

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