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Leading Perthshire Estate Agency

20 Castle Drive, Auchterarder, PH3 1FU

Offers Over £425,000


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ESTATE & LETTING AGENTS

Buying with Next Home

20 Castle Drive, Auchterarder, PH3 1FU

Many thanks for your interest with 20 Castle Drive, Auchterarder, PH3 1FU.

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 reknown 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

Auchterarder, often called “The Lang Toon” thanks to its famously long High Street, is a thriving town offering an excellent mix of local shops, cafés, restaurants, and services. The town is renowned for its close proximity to the world-famous Gleneagles Hotel and Championship Golf Courses, making it a favourite for golf enthusiasts and visitors alike.

Auchterarder has a strong community spirit, with good schools, leisure facilities, and a range of clubs and activities. Excellent transport links via the A9 provide easy access to Perth, Stirling, Glasgow, and Edinburgh, ideal for commuters. Housing options range from traditional stone cottages and period homes to stylish modern developments, making Auchterarder a highly desirable place to live.





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Property Summary

Next Home are delighted to this immaculate five-bedroom detached villa offers spacious, modern family living within a highly desirable residential area of Auchterarder.

The property opens into a welcoming hallway with a convenient W/C. The generous lounge is beautifully presented and features a wood-burning stove, creating a warm and inviting focal point.

To the rear, the home opens into an impressive open-plan snug, dining area and breakfasting kitchen, ideal for contemporary living. The kitchen is fitted with modern units, integrated appliances and a breakfast bar, while the dining area benefits from patio doors leading directly out to the rear garden. A useful utility room provides additional storage and practicality.

On the first floor, there are five well-proportioned bedrooms. Four are comfortable doubles with built-in wardrobes, two of which benefit from en-suite shower rooms. The fifth bedroom is a spacious single, ideal as a home office or study. A family bathroom completes the accommodation.

Externally, the property offers off-street parking for two to three vehicles, leading to a single garage. The fully enclosed rear garden is ideal for families and entertaining, featuring a large patio area, lawn and two additional composite decking areas positioned to enjoy the space throughout the day.

The property further benefits from gas central heating and double glazing throughout, making this a superb, move-in ready family home

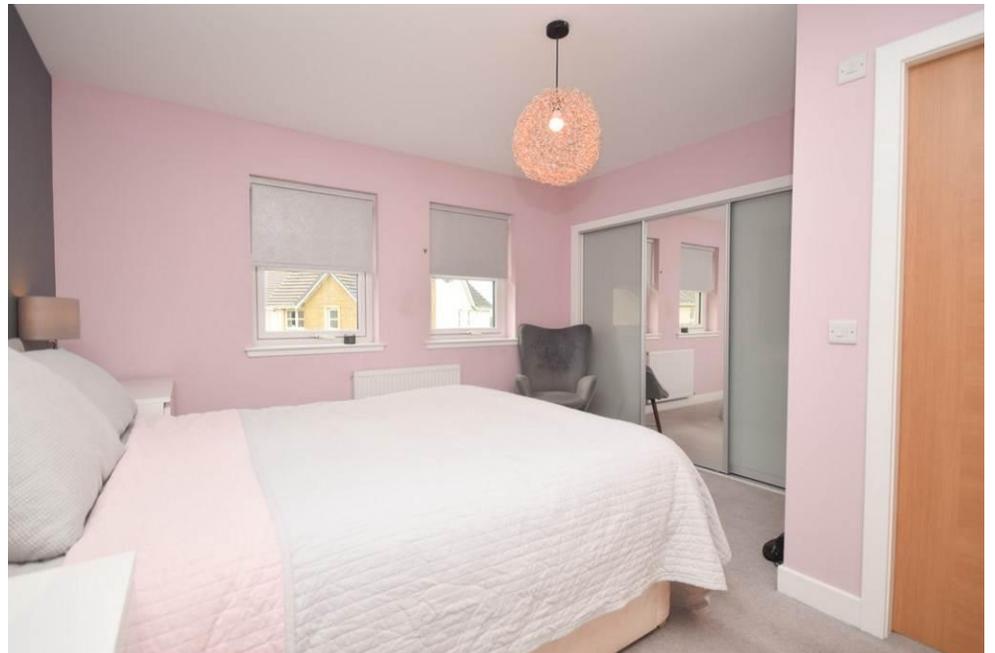


Key property features

- ✓ Immaculately presented
- ✓ Ideal family home
- ✓ Sought after area
- ✓ Popular residential area
- ✓ Wood-burning stove
- ✓ 2 en-suites
- ✓ Single garage
- ✓ Open plan kitchen/dining area/snug
- ✓ Good storage
- ✓ Spacious rooms throughout













Have a property to sell?

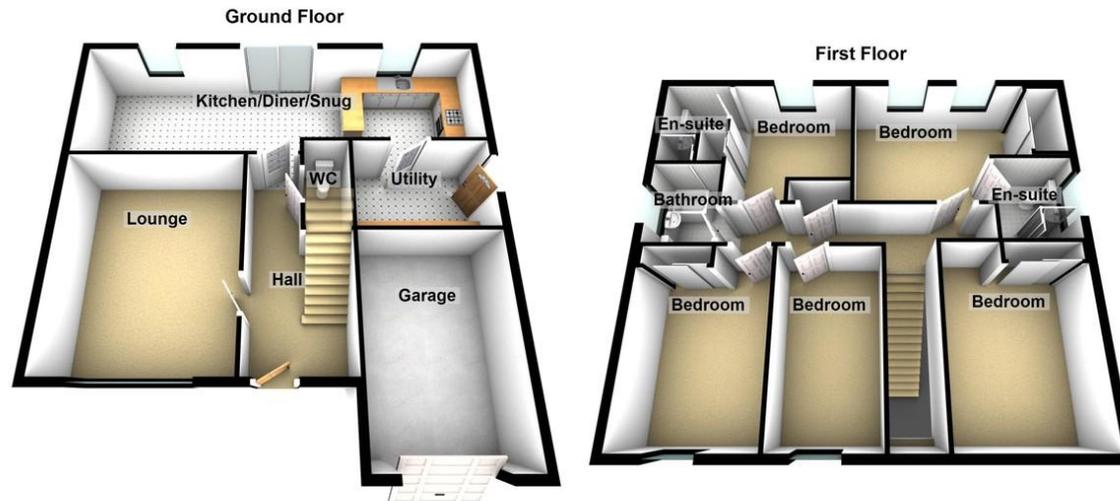
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

HALL

LOUNGE

17' 11" x 13' 1" (5.46m x 3.99m)

SNUG/DINING ROOM

17' x 10' 8" (5.18m x 3.25m)

KITCHEN

13' 8" x 9' 8" (4.17m x 2.95m)

UTILITY ROOM

9' 1" x 5' 5" (2.77m x 1.65m)

W/C

6' x 3' 7" (1.83m x 1.09m)

LANDING

BEDROOM

12' 10" x 12' 3" (3.91m x 3.73m)

ENSUITE

7' 10" x 5' 4" (2.39m x 1.63m)

BEDROOM

10' 3" x 9' (3.12m x 2.74m)

ENSUITE

8' 6" x 4' 5" (2.59m x 1.35m)

BEDROOM

12' 1" x 10' 0" (3.68m x 3.05m)

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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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

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