



Buy your next home with Next Home

Leading Perthshire Estate Agency

West Tower Cottage, Feus, Auchterarder, PH3 1EP

Offers Over £160,000

■■■■
NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

West Tower Cottage, Feus, Auchterarder, PH3 1EP

Many thanks for your interest in West Tower Cottage, Feus, Auchterarder, PH3 1EP.

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

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, Bank of Scotland, restaurants, health centre, post office 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

A rare opportunity to purchase this TWO BEDROOM SEMI DETACHED COTTAGE situated within beautiful garden grounds with open views to the rear.

The accommodation comprises hall; lounge with side facing window, recessed alcove with shelving under and adjacent storage cupboard; kitchen with fitted units and door to the front; double bedroom with window to the rear and shower room on the ground floor and a narrow staircase leads to a further double bedroom and box room on the first floor.

Externally the property has a garden to the front which is laid to lawn and a driveway to the side providing parking. The rear garden is sizeable and is also laid to lawn with planted borders and overlooks the surrounding countryside. There is also a garage at the foot of the garden.

The property would benefit from a degree of cosmetic upgrading, however due to its tranquil setting will make an excellent purchase for a range of prospective purchasers.



Key property features

- ✓ Quiet Location
- ✓ Beautiful views
- ✓ Large front and rear garden grounds
- ✓ Driveway
- ✓ 2 Double bedrooms
- ✓ Close to amenities
- ✓ Schools nearby
- ✓ Gleneagles Hotel, Equestrian centre and Golf courses is
just a 5-minute drive away
- ✓ Rare to the market









The wooden door is older than the house and was acquired by Ruthven towers in 1904 from the old parish church (ruins to the left of the new school lane) and installed in their new build workers cottages. There were two matching doors from the church – the second door was destroyed in 1970.



Have a property to sell?

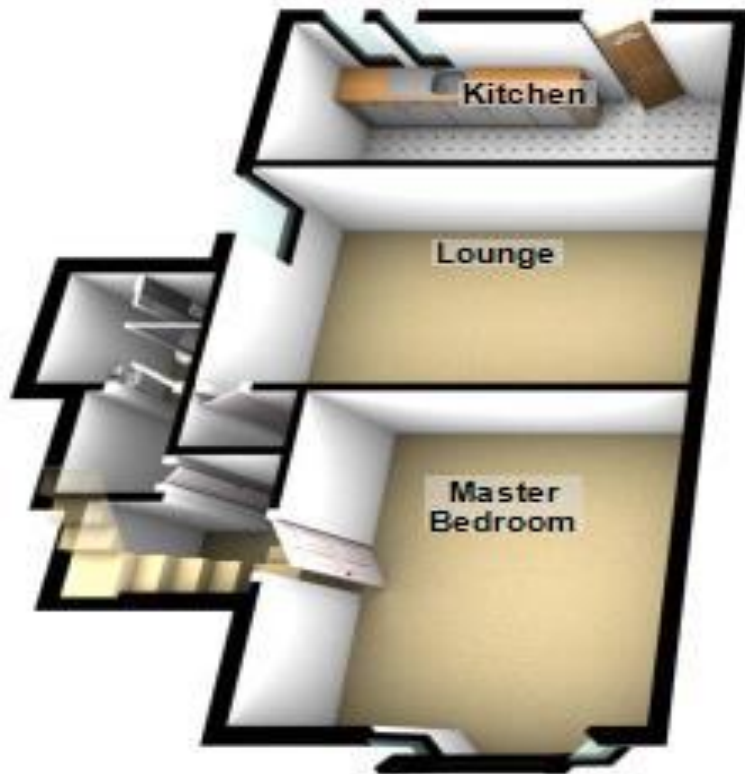
An expert from our local branch will provide you with
the most accurate valuation.



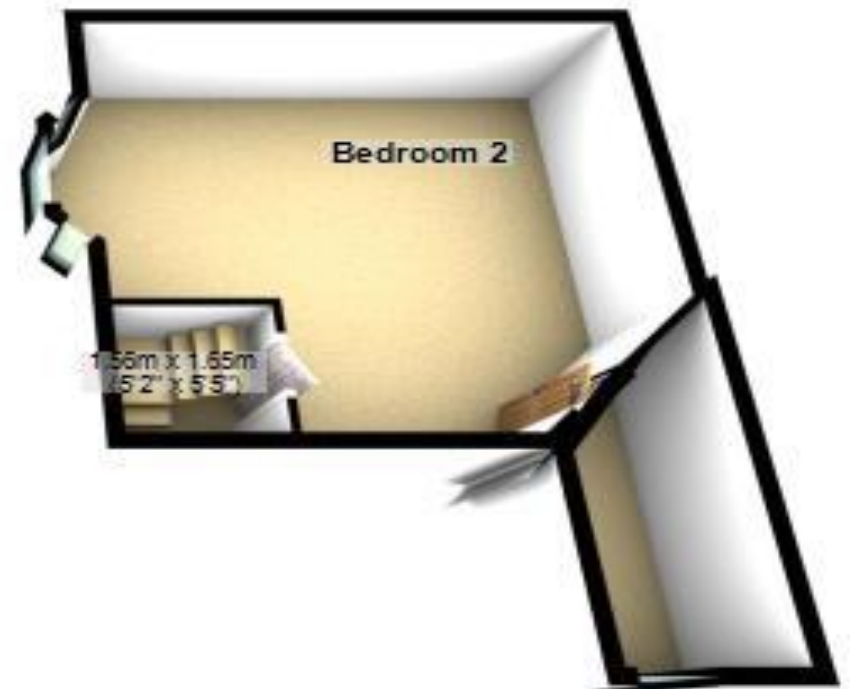
NEXTHOME

ESTATE & LETTING AGENTS

Floorplans



Floor Plan





Property Room sizes

HALL

12' 0" x 3' 9" (3.66m x 1.14m)

LOUNGE

16' 5" x 12' 5" (5m x 3.78m)

KITCHEN

15' 1" x 6' 8" (4.6m x 2.03m)

BEDROOM 1

12' 2" x 12' 1" (3.71m x 3.68m)

SHOWER ROOM

5' 5" x 4' 7" (1.65m x 1.4m)

REAR HALL

4' 11" x 3' 6" (1.5m x 1.07m)

BEDROOM 2

16' 4" x 15' 0" (4.98m x 4.57m)

BOX ROOM

11' 1" x 4' 3" (3.38m x 1.3m)

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

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

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme