



Buy your next home with Next Home

Leading Perthshire Estate Agency

12 Mill Lade, Blackford, Auchterarder, PH4 1PS

Offers Over £225,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

12 Mill Lade, Blackford, Auchterarder, PH4 1PS

Many thanks for your interest with 12 Mill Lade, Blackford, Auchterarder, PH4 1PS.

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

Blackford is situated approximately 5 miles from the town of Auchterarder and is an ideal location for commuting to Auchterarder, Glasgow, Edinburgh, Stirling or Perth. There is a reputable primary school, a recently renovated play park, village shop and local pub. Hosts of the well known Highland Games and offering an enviable amount of local walks and stunning scenery.

The town of Auchterarder 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 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.





NEXTHOME

ESTATE & LETTING AGENTS

Get to know about our newly listed properties 1st by
signing up to our Hot Buyers lists!

Visit www.nexthomeonline.com/buying

Property Summary

Next Home are delighted to bring to the market this immaculately presented 3 bedroom detached villa situated in the popular village of Blackford.

Split over two levels the property provides excellent spacious family living accommodation which comprises of: entrance hall, w/c spacious lounge, modern fully fitted kitchen with Granite worktops which is open to the dining area, landing, 3 bedrooms with principal en-suite and newly fitted shower room.

Warmth is provided through oil fired central heating and the windows have been double glazed throughout.

The rear garden has been maintained to a very high standard with mixture of mature shrubbery, plants and timber fencing to the borders.

There is also a patio area ideal for relaxing hosting in the summer months.



Key property features

- ✓ Oak doors
- ✓ Fully fitted kitchen with Granite worktops
- ✓ Modern shower room
- ✓ Principal en-suite
- ✓ Fitted Sharps wardrobes
- ✓ Single garage
- ✓ Quiet location
- ✓ Countryside views
- ✓ Ideal for the commuter
- ✓ Oil fired heating

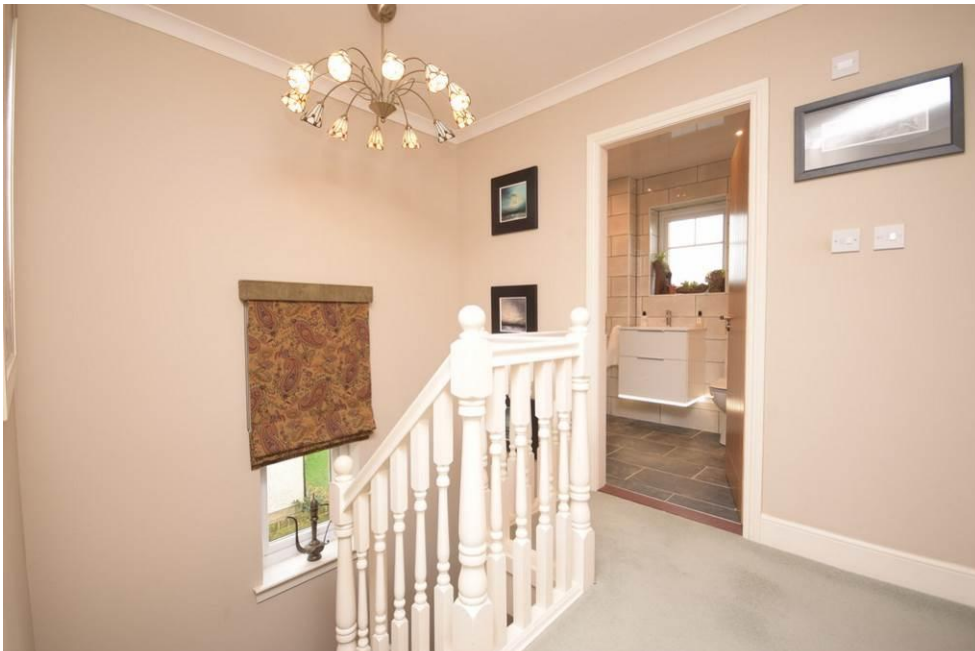




DSC_0514

Next Home - 12 Mill Lade, Blackford, Auchterarder, PH4 1PS









Have a property to sell?

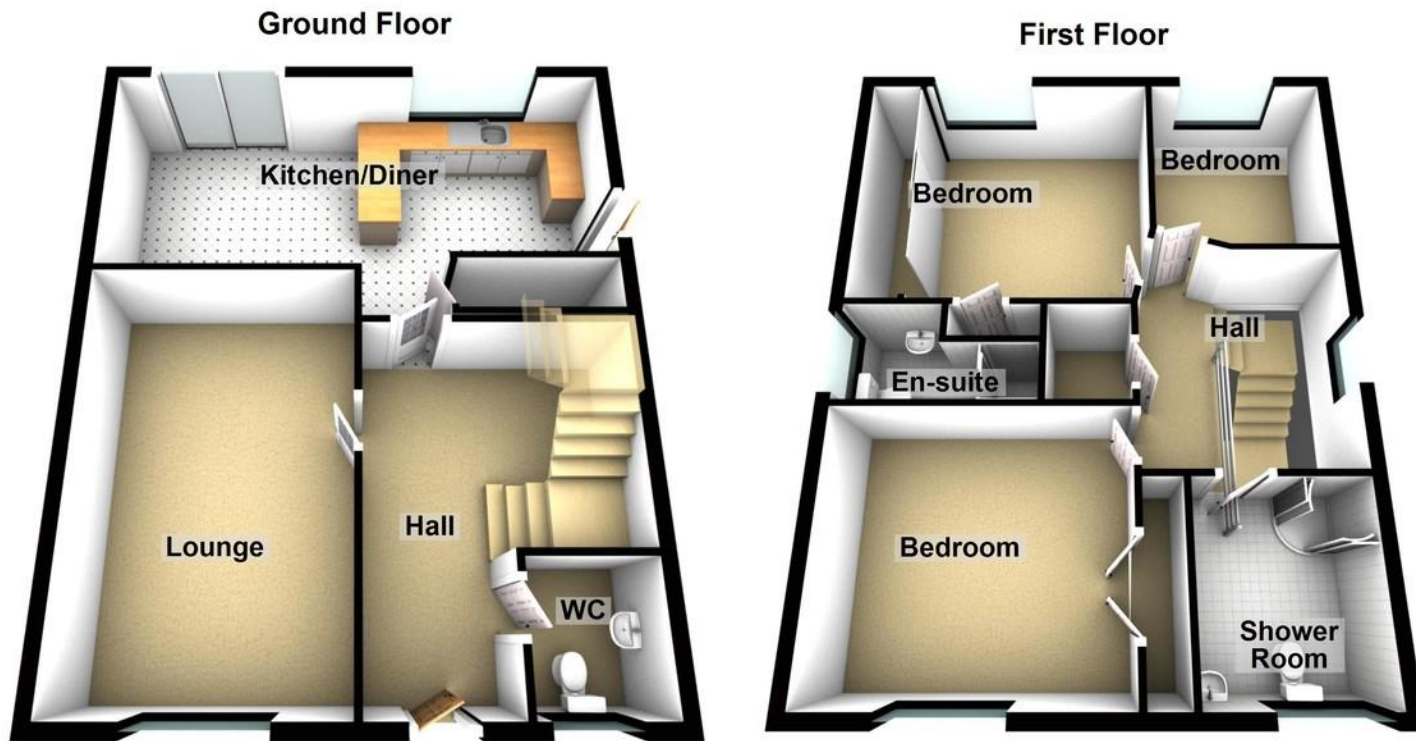
An expert from our local branch will provide you with the most accurate valuation.



NEXTHOME

ESTATE & LETTING AGENTS

Floorplans





Property Room sizes

ENTRANCE HALL

15' 7" x 4' 10" (4.75m x 1.47m)

LOUNGE

17' 3" x 11' 6" (5.26m x 3.51m)

KITCHEN/DINER

20' 5" x 12' 9" (6.22m x 3.89m)

LANDING

BEDROOM

13' 7" x 11' 7" (4.14m x 3.53m)

ENSUITE

8' 1" x 5' 7" (2.46m x 1.7m)

BEDROOM

11' 8" x 9' 7" (3.56m x 2.92m)

BEDROOM

10' 7" x 8' 7" (3.23m x 2.62m)

SHOWER ROOM

6' 9" x 6' 7" (2.06m x 2.01m)

W/C

6' 2" x 4' 2" (1.88m x 1.27m)

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.



NEXTHOME
ESTATE & LETTING AGENTS

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