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Leading Perthshire Estate Agency

Rosenford, Stirling Street, Blackford, Auchterarder, PH4 1QA

Offers Over £160,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Rosenford, Stirling Street, Blackford, Auchterarder,
PH4 1QA

Many thanks for your interest with
Rosenford, Stirling Street, Blackford,
Auchterarder, PH4 1QA.

Next Home Estate Agents dedicate
themselves to be available when you are,
offering an unbeatable service 7 days a
week until 9pm.

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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
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through the selling and buying process.

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at a higher price than our competitors. Put
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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.





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Property Summary

Next Home are delighted to bring to the market this immaculately presented 2 bed end terraced villa situated in the quiet village of Blackford.

The property would make a fantastic first home or a holiday home with excellent living space over 2 levels comprising: Entrance Hall, bright and spacious lounge with space for a variety of free standing furniture, kitchen/diner with space for a large dining table and chairs, 2 bedrooms with built in storage, bathroom and a shower room.

There is a large rear garden that is laid to lawn for ease of maintenance with space for outdoor dining table and chairs. Additionally there is a timber shed.

On street parking is to the front. Warmth is provided by oil central heating and there is double glazing throughout.



Key property features

- ✓ Popular residential location
- ✓ Ideal for a first time buyer
- ✓ Ideal for the commuter
- ✓ Timber shed included in sale
- ✓ Spacious lounge
- ✓ Spacious kitchen/dining
- ✓ Well presented
- ✓ Close to Auchterarder and Dunblane
- ✓ On-street parking to the front
- ✓ Shower and Bathroom













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Have a property to sell?

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

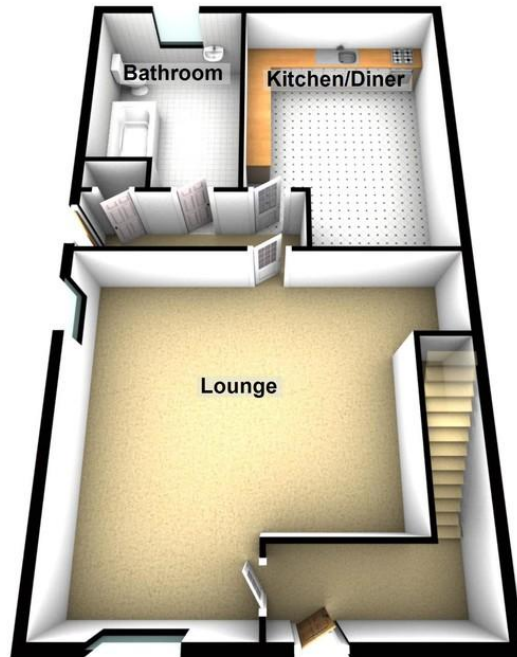


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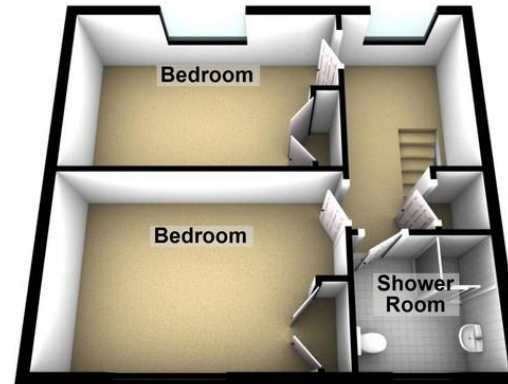
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Floorplans

Ground Floor



First Floor



Property Room sizes

HALL

LOUNGE

17' x 15' 7" (5.18m x 4.75m)

KITCHEN/DINER

13' 1" x 11' 9" (3.99m x 3.58m)

BEDROOM

11' 7" x 9' 6" (3.53m x 2.9m)

BEDROOM

11' 7" x 6' 9" (3.53m x 2.06m)

SHOWER ROOM

6' 2" x 4' 5" (1.88m x 1.35m)

BATHROOM

9' 8" x 5' 5" (2.95m x 1.65m)

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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