

Buy your next home with Next Home

Leading Perthshire Estate Agency

Kirkton Cottage, Stirling Street, Blackford, Auchterarder, PH4

Offers Over £285,000

■■■■
NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Kirkton Cottage, Stirling Street, Blackford,
Auchterarder, PH4 1QG

Many thanks for your interest with Kirkton Cottage, Stirling Street, Blackford, Auchterarder, PH4 1QG.

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.





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 very spacious 4 bedroom traditional villa situated in the quiet village of Blackford.

The property would make the ideal family home with well-presented and flexible accommodation situated over 2 levels comprising: Entrance hall, sitting room with open fire place and French doors leading to the bright and spacious lounge which benefits from additional heat from a wood-burning stove and direct access to the rear garden, open plan kitchen/dining room with space for a large dining table and chairs, utility room, 4 double bedrooms with the principal bedroom benefitting from lovely countryside views and a family bathroom.

On-street parking can be found to the front of the property.

The rear garden is private and fully enclosed with a patio and an easy to maintain lawn.

Oil fired heating and double glazing throughout.



Key property features

- ✓ 4 double bedrooms
- ✓ 2 reception rooms
- ✓ Ideal family home
- ✓ Popular residential area
- ✓ Well-presented
- ✓ Good storage
- ✓ Oil fired heating
- ✓ Wood-burning stove
- ✓ Open fire place
- ✓ Private garden













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and driveways. The overall scene is peaceful and typical of a middle-class housing estate.

Have a property to sell?

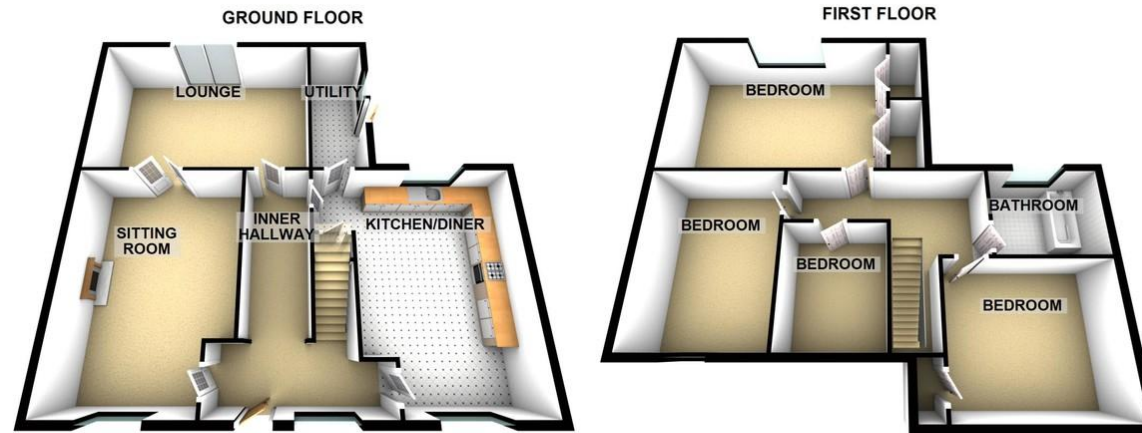
An expert from our local branch will provide you with the most accurate valuation.



NEXTHOME

ESTATE & LETTING AGENTS

Floorplans



Property Room sizes

HALL

SITTING ROOM

15' 10" x 13' 2" (4.83m x 4.01m)

LOUNGE

15' 3" x 15' 7" (4.65m x 4.75m)

KITCHEN/DINER

16' 2" x 15' 7" (4.93m x 4.75m)

UTILITY ROOM

8' 9" x 4' 3" (2.67m x 1.3m)

BEDROOM

15' 3" x 12' 9" (4.65m x 3.89m)

BEDROOM

13' 2" x 9' 5" (4.01m x 2.87m)

BEDROOM

15' 6" x 9' 2" (4.72m x 2.79m)

BEDROOM

11' 9" x 7' 9" (3.58m x 2.36m)

BATHROOM

9' 8" x 5' 11" (2.95m x 1.8m)

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