

Leading Perthshire Estate Agency

Upper Flat , Rattray House , Stirling Street, Blackford,  
Perth  
Offers Over £115,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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Upper Flat , Rattray House , Stirling Street, Blackford,  
Auchterarder, PH4 1QA

Many thanks for your interest with Upper Flat , Rattray House , 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.

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

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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.



# Property Summary

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Next Home are delighted to bring to the market this spacious 2 bedroom 1st floor apartment situated in the quiet village of Blackford.

The property would make the ideal purchase for a first-time buyer with well-presented accommodation comprising: Entrance porch, a welcoming entrance hall which gives access to all accommodation on offer, spacious lounge/dining room with ample room for a range of free-standing furniture and a wood burning stove, tastefully decorated kitchen, 2 bedrooms and a good-sized bathroom.

There is a garden the rear of the property which is fully decked for ease of maintenance and can fit an outdoor dining table and chairs.

Wet electric heating and double glazing throughout.





# Key property features

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- ✓ Ideal for first time buyers
- ✓ Chain free
- ✓ Popular residential area
- ✓ Quiet location
- ✓ Well-presented
- ✓ Wet electric heating
- ✓ Wood-burning stove
- ✓ Self-contained apartment
- ✓ Close to Auchterarder
- ✓ Private garden area













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some driveways. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

# Have a property to sell?

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

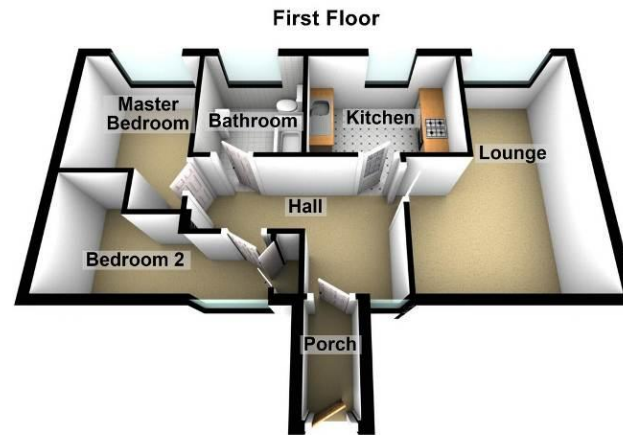


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# Floorplans

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# Property Room sizes

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## ENTRANCE PORCH

6' x 2' 11" (1.83m x 0.89m)

## ENTRANCE HALL

12' 9" x 7' 2" (3.89m x 2.18m)

## LOUNGE/DINER

16' 3" x 11' 1" (4.95m x 3.38m)

## KITCHEN

10' 1" x 7' 5" (3.07m x 2.26m)

## BEDROOM

12' 1" x 11' 3" (3.68m x 3.43m)

## BEDROOM

14' 8" x 7' 5" (4.47m x 2.26m)

## BATHROOM

10' 1" x 6' 8" (3.07m x 2.03m)

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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

*The only Perthshire estate agent available 7 days until 9pm*

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