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Leading Perthshire Estate Agency

Upper Flat, Danny Cottage, , Moray Street, Blackford,

Offers Over £150,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Upper Flat, Danny Cottage, , Moray Street, Blackford,
Auchterarder, PH4 1QF

Many thanks for your interest with Upper Flat, Danny Cottage, , Moray Street, Blackford, Auchterarder, PH4 1QF.

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.

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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.

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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 3-bedroom self-contained upper apartment situated in the quiet village of Blackford.

The property is set on the first floor and comprises: entrance porch with utility room and store, a welcome entrance hall with access to a large attic space, open plan lounge/dining room with ample room for a range of free-standing furniture, modern kitchen with space for a dining table and chairs, 2 large double bedroom, a further bedroom and a 3 piece bathroom suite.

There is a large private garden pertaining to the property that fully enclosed with timber fencing.

The garden is mainly laid to lawn for ease of maintenance. Oil fired heating double glazing throughout.



Key property features

- ✓ 3 bedrooms
- ✓ Large self contained apartment
- ✓ Large private garden
- ✓ Ideal for a first time buyer
- ✓ Popular residential area
- ✓ Large attic space
- ✓ Oil fired heating
- ✓ Well-presented
- ✓ Great walks nearby
- ✓





DSC_0083

Next Home - Upper Flat, Danny Cottage, , Moray Street, Blackford, Auchterarder, PH4 1QF









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are interspersed with green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. The text is overlaid on the upper half of the image.

Have a property to sell?

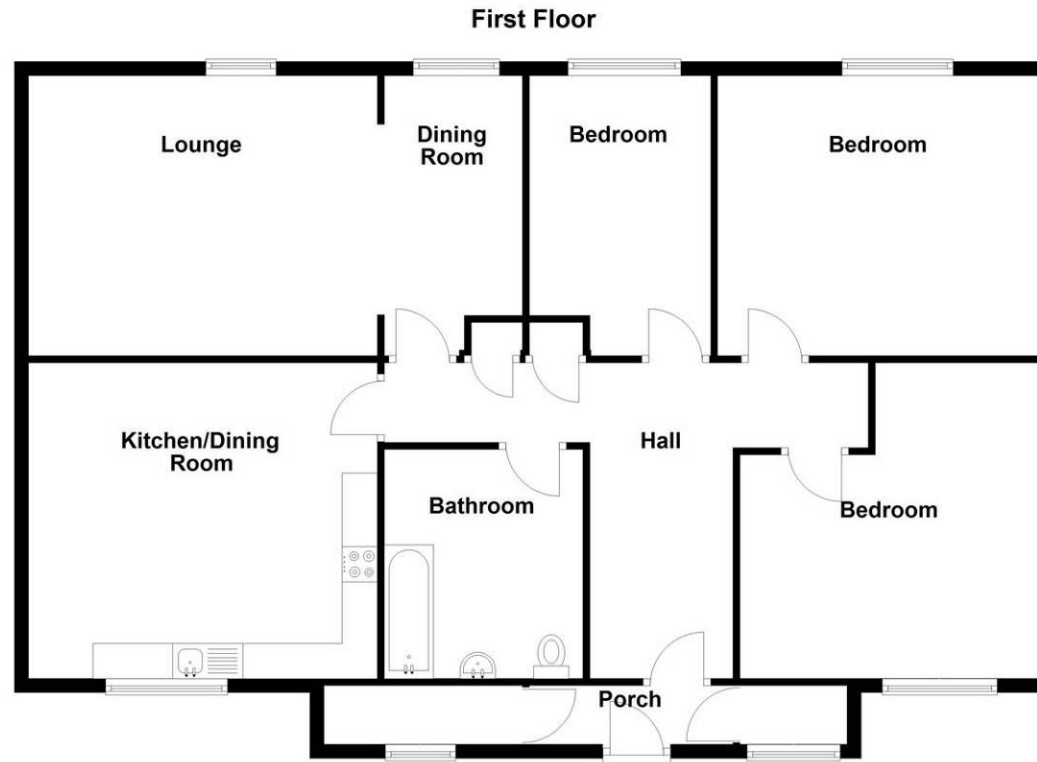
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room sizes

HALL

19' 2" x 13' 7" (5.84m x 4.14m)

HALL

14' 5" x 12' 1" (4.39m x 3.68m)

LOUNGE

14' 5" x 8' (4.39m x 2.44m)

DINING ROOM

12' 5" x 12' 1" (3.78m x 3.68m)

KITCHEN/DINER

14' 5" x 11' 8" (4.39m x 3.56m)

BEDROOM

15' 6" x 13' (4.72m x 3.96m)

BEDROOM

14' 5" x 7' 6" (4.39m x 2.29m)

BEDROOM

7' 3" x 7' 3" (2.21m x 2.21m)

BATHROOM

7' 3" x 7' 3" (2.21m x 2.21m)

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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47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

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