

Leading Perthshire Estate Agency

Copper Beech, Moray Street, Blackford, Auchterarder, PH4 1QF

Offers Over £195,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Copper Beech, Moray Street, Blackford, Auchterarder,
PH4 1QF

Many thanks for your interest with Copper Beech, 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.

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 renown 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.





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Property Summary

Next Home are delighted to bring to the market this traditional 2-bedroom end-terraced villa situated in the popular village of Blackford.

The property is presented in move-in condition and would be ideal for a range of buyers with well-proportioned accommodation set over 2 levels comprising: A entrance hall with under-stair storage with oak flooring which flows effortlessly into a warm and welcoming lounge with a wood-burning stove, attractive windows to the front with shutters to provide privacy and ample room for a range of free-standing furniture; a modern and shaker style kitchen with patio doors that allow access to the rear garden, space for white goods and a dining table and chairs; 2 bedrooms are located on 1st floor with the principal bedroom benefitting from built in cupboards and there is a stylish 4 piece bathroom suite located on the ground floor.

The rear garden has been fully landscaped to a high standard and offers multiple seating area through an Indian sandstone patio and decking. There is also a variety of colourful plants and shrubbery to enjoy.

Additionally, there is a timber shed included within the sale.

Parking can be found to the front of the property.

Oil fired heating and double glazing throughout.



Key property features

- ✓ Private landscaped garden
- ✓ Modern shaker style kitchen
- ✓ Wood burning stove
- ✓ Oil fired heating
- ✓ Tastefully decorated bathroom
- ✓ Popular residential area
- ✓ Ideal for the commuter
- ✓ Ideal for a first-time buyer
- ✓ Great walks nearby
- ✓ Oak flooring













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are set back from the roads by green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. The text is centered over the middle of the image.

Have a property to sell?

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

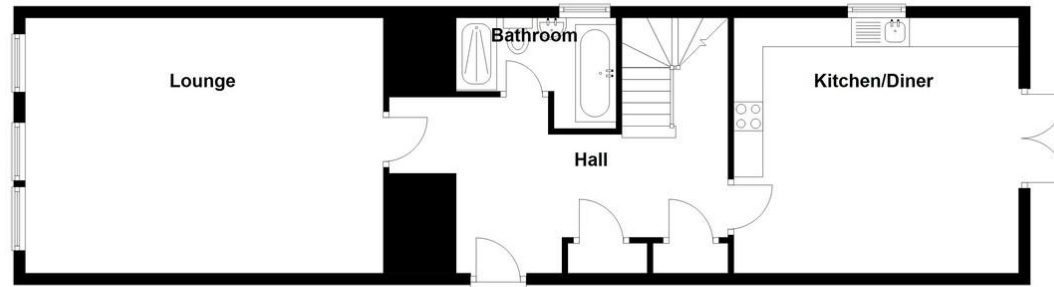


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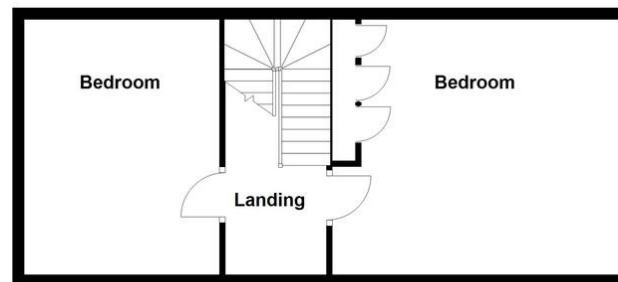
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Floorplans

Ground Floor



First Floor



Property Room sizes

HALLWAY

LOUNGE

16' 6" x 10' 10" (5.03m x 3.3m)

KITCHEN/DINER

13' 1" x 13' 9" (3.99m x 4.19m)

BEDROOM

14' 0" x 12' (4.27m x 3.66m)

BEDROOM

12' x 8' 10" (3.66m x 2.69m)

BATHROOM

8' 9" x 7' 5" (2.67m x 2.26m)

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

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