

Buy your next home with Next Home

Leading Perthshire Estate Agency

51 Abercairney Place, Blackford, Auchterarder, PH4 1QB

Offers Over £145,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with 51 Abercairney Place, Blackford, Auchterarder, PH4 1QB.

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

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 number 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

Next Home are delighted to bring to the market this spacious 2-bedroom semi-detached villa situated in the quiet village of Blackford.

The property would be ideal for a first-time buyer or for a young family with spacious accommodation set over 2 levels comprising: Entrance Hall with storage, lounge, kitchen/dining room which leads to the rear garden, w/c, 2 double bedrooms with built in wardrobes and a tastefully decorated bathroom.

To the front of the property there is off-street parking for 2 cars and a fully enclosed garden.

The rear garden has a patio area ideal for relaxing in the summer months and an easy to maintain lawn.

Electric heating double glazing throughout.



Key property features

- ✓ 2 double bedrooms
- ✓ Ideal for a first-time buyers
- ✓ Close to Auchterarder
- ✓ Ideal for the commuter
- ✓ Electric heating
- ✓ Off-street parking
- ✓ Well presented
- ✓ Good storage
- ✓ Quiet area
- ✓









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 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 centered over the image.

Have a property to sell?

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

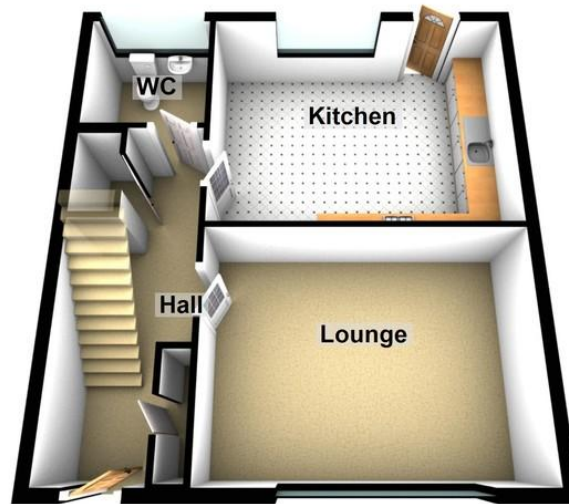


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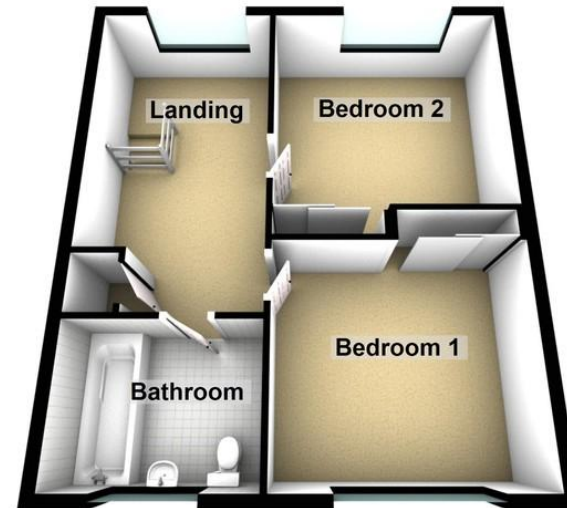
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Floorplans

Ground Floor



First Floor





Property Room sizes

ENTRANCE HALL

11' 2" x 6' 9" (3.4m x 2.06m)

LOUNGE

11' 4" x 11' 3" (3.45m x 3.43m)

KITCHEN/DINER

11' 3" x 11' 2" (3.43m x 3.4m)

W/C

6' 9" x 5' 6" (2.06m x 1.68m)

BEDROOM

11' 3" x 10' 5" (3.43m x 3.18m)

BEDROOM

11' 3" x 9' 10" (3.43m x 3m)

BATHROOM

6' 9" x 6' 7" (2.06m x 2.01m)

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

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