



**Premier
Properties**
Perth



Cuilvona Moray Place, Auchterarder, PH4 1QD

Offers Over £197,500

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The property provides comfortable living in a convenient location and boasts a welcoming entrance hallway leading to the kitchen/diner, WC and good sized lounge. The fully carpeted staircase leads to the landing, principle bedroom with en suite shower room, two further bedrooms and family bathroom.

The property benefits from double glazing and an oil-fired central heating system. Externally, to the front there is a lawned area of garden ground and allocated parking. To the rear, again the fully enclosed garden is mainly laid to lawn with a decking area.

Location: The village of Blackford benefits from a local shop and primary school. Further amenities include a village hall, renowned whisky distillery, pub and bowling club. More extensive amenities can be found in nearby Auchterarder, which has an excellent range of facilities including a supermarket plus a fine range of independent retailers, a highly-regarded community campus with nursery, primary and secondary schooling and fantastic golfing facilities nearby, including the world-renowned Gleneagles Hotel, with four courses as well as a range of other sporting facilities. Dunblane and Stirling also provide excellent facilities for shopping and transport. The area provides a wide choice of independent schooling including Morrison's and Ardvreck in Crieff, Strathallan, Glenalmond and Dollar Academy.

Blackford is well placed for those who commute to Perth, Stirling, Edinburgh and Glasgow, with fine road links to all these cities. Gleneagles train station is just over 3 miles from the property, with Dunblane station (10 miles) providing more frequent services to main business centres.

- 3 Bedrooms
- Allocated Parking
- Decking Area
- Double Glazing
- Front & Rear Gardens
- Master En Suite Shower Room
- Move In Condition
- Oil Heating
- Sought After Location

GROSS INTERNAL AREA	
FLOOR 1	47.6 m ²
FLOOR 2	41.2 m ²
EXCLUDED AREAS - PATIO	10.5 m ²
TOTAL	88.9 m ²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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