

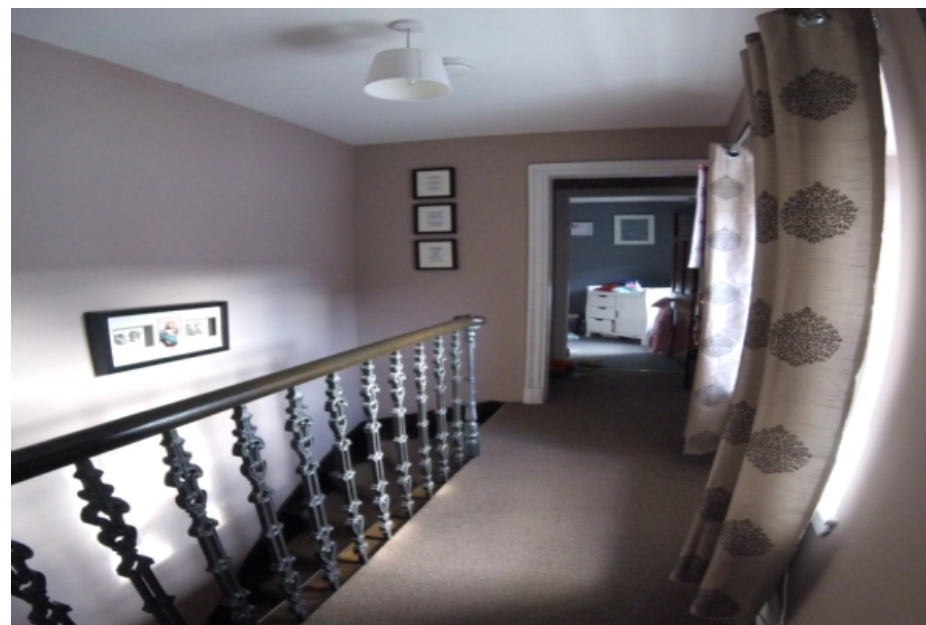


The Neuk, Stirling Street, Blackford, Auchterarder, Perthshire

Offers Over £199,950







The Neuk, Stirling Street,  
Blackford, Auchterarder,  
Perthshire

**Offers Over £199,950**

### Property Description

This deceptively spacious traditional semi detached house provides a versatile level of accommodation over two floors comprising: elegant lounge (4.6m x 3.5m), family room / fourth bedroom (4.7m x 3.6m), dining room (3.1m x 2.5m), modern kitchen (4.3m x 2.8m), utility (2.0m x 1.2m) and wet shower room (2m x 1.4m) on the ground floor with access to the rear garden from the kitchen. The original feature staircase gives access to the second floor which offers three generous bedrooms (3.9m x 3.6m, 2.8m x 2.4m, 3.2m x 2.5m) and the family bathroom (3.5m x 1.6m). EPC Rating = Band C.

### Our View

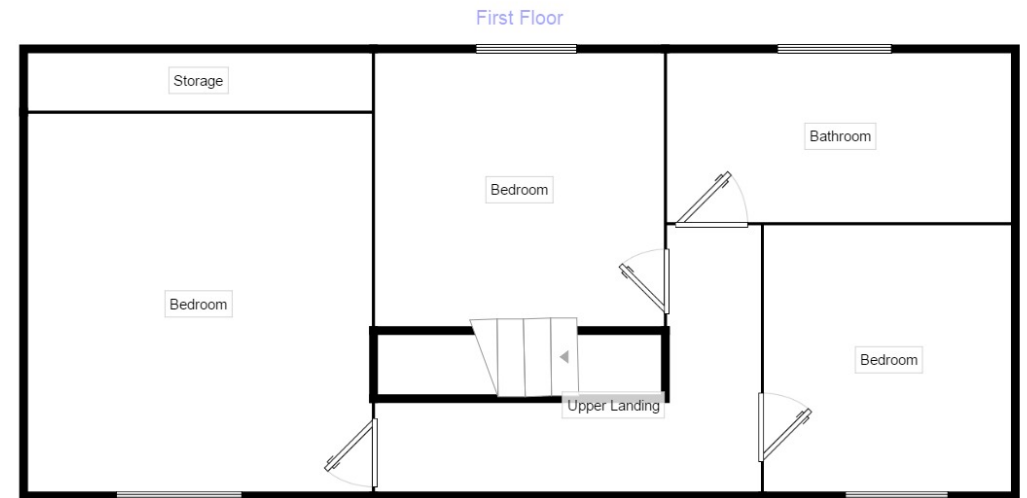
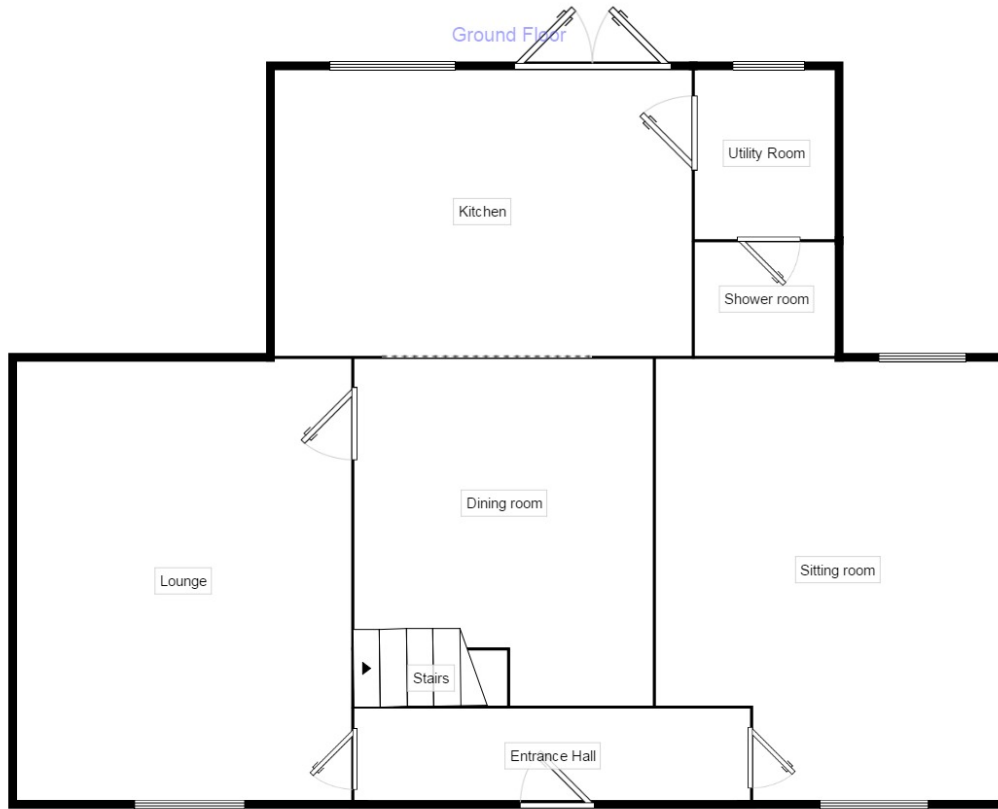
Viewing highly recommended.

### Location

The property is located in the small Perthshire village of Blackford Auchterarder, which provides local amenities including a primary school and convenience shop. The Gleneagles Village complex provides further shops and a coffee shop making this an excellent meeting point. Blackford is ideal for those wishing to enjoy semi rural living surrounded by stunning views, yet within easy access to the main road networks for commuting to either Perth, Stirling or beyond.



**Traditional Extended Semi Detached House**  
For full EPC please contact the branch



Measurements are approximate. Not to scale. For illustrative purposes only.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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107 High Street, Auchterarder, Perthshire, PH3  
1BJ

01764 663869 \* [auchterarder@your-move.co.uk](mailto:auchterarder@your-move.co.uk)

