



**Premier
Properties**
Perth



Loch Leven Cottage Moray Street, Auchterarder, PH4 1PY Offers Over £310,000



This delightful family home on Moray Street offers the perfect blend of comfort and style. With its spacious layout, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The modern kitchen offers ample storage space & an abundance of daylight. White goods will be included in the sale.

The three well-proportioned bedrooms provide ample space for family living with one benefitting from an ensuite shower room.

Double glazing and LPG gas heating ensure warmth & comfort throughout.

Externally, the property benefits from off street parking. There is a large, well maintained private garden with fire pit area to the rear of the property, perfect for enjoying the finer weather. There is a large outbuilding and workshop, ideal for use as office space, gym or extra storage.

The surrounding area is known for its picturesque landscapes and friendly community, making it an excellent choice for families and individuals alike.

It is well placed for access to local amenities, schooling, Gleneagles Station and excellent transport links via the nearby A9. Blackford is surrounded by the beautiful Perthshire countryside, making it an ideal location for those seeking a balance of rural living and everyday convenience. Viewing comes highly recommended.

- 3 Bedrooms
- Off Street Parking
- Large Garden
- Popular Area
- Close To All Local Amenities
- Large Outbuilding
- Double Glazing
- Detached Garage
- Detached house on Moray Street
- 2 modern bathrooms

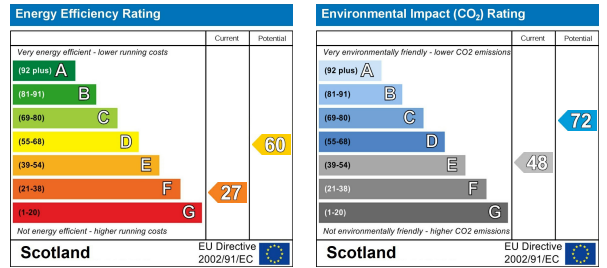
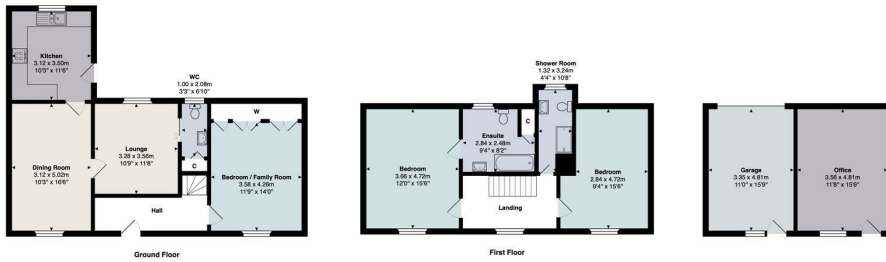




Loch Leven Cottage, Moray Street, Blackford, PH4 1PY

Total Area: 156.5 m² ... 1685 ft²

All measurements are approximate and for display purposes only



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.