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Leading Perthshire Estate Agency

Kings Lynn, Stirling Street, Blackford, Auchterarder, PH4 1QG

Offers Over £310,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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PH4 1QG

Many thanks for your interest with Kings Lynn, Stirling Street, Blackford, Auchterarder, PH4 1QG.

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 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.



Property Summary

A rare opportunity to purchase this deceptively spacious and very well presented SEMI DETACHED 5 BEDROOM VILLA offering versatile accommodation over 2 floors.

The property affords magnificent views to the rear and benefits from a sizeable garden. The accommodation comprises vestibule; wide and welcoming reception hall; bright lounge with doors to the garden; dining kitchen also with doors to the garden, integrated 5 ring burner hob, extractor, double oven/grill, dishwasher and fridge freezer; family room/bedroom 4; office/bedroom 5 and bathroom with free standing bath, WC and wash hand basin on the ground floor together with a contemporary shower room with blue tooth shower and 3 further bedrooms, the principal having double doors to a balcony with views.

There is excellent storage throughout together with double glazing and LPG heating.

Externally the garden is enclosed and laid to lawn with a large paved patio area. Garden room with power, heating and light and external shed.



Key property features

- ✓ 4/5 Bedrooms
- ✓ Bright Lounge with doors to the garden
- ✓ Dining Kitchen with access to the garden
- ✓ Bathroom and shower room
- ✓ Feature Balcony & Lovely Views to the rear
- ✓ Versatile accommodation
- ✓ LPG Gas Heating & Double Glazing
- ✓ Large Garden
- ✓ Garden Room with Power and Light
- ✓ Ideal for the commuter









An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring gardens and driveways. The overall scene is a typical suburban housing estate.

Have a property to sell?

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



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Floorplans



Property Room Sizes

VESTIBULE

5' 2" x 2' 11" (1.57m x 0.89m)

HALL

18' 10" x 14' 0" (5.74m x 4.27m)

BATHROOM

12' 7" x 6' 5" (3.84m x 1.96m)

LOUNGE

15' 1" x 14' 10" (4.6m x 4.52m)

DINING KITCHEN

15' 11" x 15' 1" (4.85m x 4.6m)

FAMILY ROOM/BEDROOM 4

14' 9" x 12' 2" (4.5m x 3.71m)

BEDROOM 5/STUDY

8' 7" x 7' 2" (2.62m x 2.18m)

BEDROOM

17' 8" x 11' 5" (5.38m x 3.48m)

SHOWER ROOM

6' 7" x 6' 6" (2.01m x 1.98m)

BEDROOM 2

13' 7" x 6' 9" (4.14m x 2.06m)

BEDROOM 3

12' 0" x 11' 7" (3.66m x 3.53m)

LANDING

13' 11" x 8' 9" (4.24m x 2.67m)

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.



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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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