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Leading Perthshire Estate Agency

Upper Ivybank, Stirling Street, Blackford, Auchterarder, PH4 1QG

Offers Over £130,000

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ESTATE & LETTING AGENTS

Buying with Next Home

Ivybank, Stirling Street, Blackford, Auchterarder, PH4 1QG

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No obligation
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First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

The picturesque village of Blackford lies at the foot of the Ochil Hills in the heart of Perthshire, offering an appealing combination of traditional village character, beautiful countryside and excellent transport links. Surrounded by rolling farmland and spectacular scenery, Blackford is an ideal choice for those seeking a peaceful rural lifestyle while remaining within easy reach of Perth, Stirling and Edinburgh.

The village has a strong sense of community and provides useful local amenities including a primary school, village shop, post office, community facilities and local hospitality. The surrounding countryside offers an abundance of opportunities for walking, cycling, fishing, golf and wildlife watching, with the Ochil Hills providing a stunning backdrop and numerous scenic routes to explore.

Blackford is perhaps best known as the home of the renowned Highland Spring mineral water, with its pure natural water sourced from the surrounding Perthshire landscape. The village is also ideally positioned for exploring some of central Scotland's most popular attractions.

Nearby Gleneagles is renowned for its world-class golf courses, luxury hotel and extensive outdoor pursuits, while Auchterarder offers a wide range of independent shops, cafés, restaurants and everyday amenities. The historic city of Stirling, with its castle, Old Town and extensive shopping and leisure facilities, is also within easy reach.

For days out, the area provides easy access to Loch Lomond & The Trossachs National Park, Doune Castle, Scone Palace and the scenic Perthshire countryside. The nearby A9 provides excellent road connections, while Blackford railway station offers regular services, making the village particularly attractive to commuters.

With its idyllic setting, strong community atmosphere, excellent accessibility and wealth of outdoor and leisure opportunities, Blackford offers an enviable rural lifestyle in one of Scotland's most attractive regions.





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Property Summary

Next Home Estate Agents are delighted to present this rarely available and spacious three bedroom first floor self-contained apartment, situated within the popular Perthshire village of Blackford. Newly refurbished internally and presented in excellent move-in condition, this attractive home offers generous accommodation, lovely countryside views and the added benefit of private garden space.

The property is accessed via its own front door to the side of the building and opens into a welcoming hallway with a window providing natural light. The exceptionally bright lounge is a particular highlight, featuring dual-aspect windows and an attractive feature fireplace, while the elevated position provides lovely open views across the surrounding countryside.

The kitchen is fitted with a range of low-level units and benefits from dual windows, creating a bright and practical space. There are three well-proportioned bedrooms, offering excellent flexibility for family living, guests or home working. The bathroom is finished with a white suite and benefits from both a bath and separate shower cubicle.

The property has been neutrally decorated throughout and further benefits from double glazing and electric heating, providing a comfortable and welcoming home ready for immediate occupation.

Externally, the property enjoys an area of garden to the rear, providing a pleasant private outdoor space. Two useful stores are located beneath the property, offering excellent additional storage. On-street parking is available directly to the front.

Blackford is a highly regarded village surrounded by beautiful Perthshire countryside, while its convenient position provides easy access to local amenities and excellent road links, making it an attractive choice for commuters and those seeking a quieter village lifestyle.

Combining generous accommodation, attractive views, private garden space and a fresh contemporary presentation, this rarely available apartment represents an excellent opportunity for first-time buyers, families, downsizers or investors. Early viewing is highly recommended.



Key property features

- ✓ First floor self-contained apartment
- ✓ Large bright lounge with dual aspect windows
- ✓ 3 Bedrooms
- ✓ Bathroom with bath and separate shower cubicle
- ✓ On street parking
- ✓ Garden
- ✓ Double glazing
- ✓ Electric heating
- ✓ Excellent views
- ✓ Newly refurbished internally









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IMG_9567





An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some trees. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

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

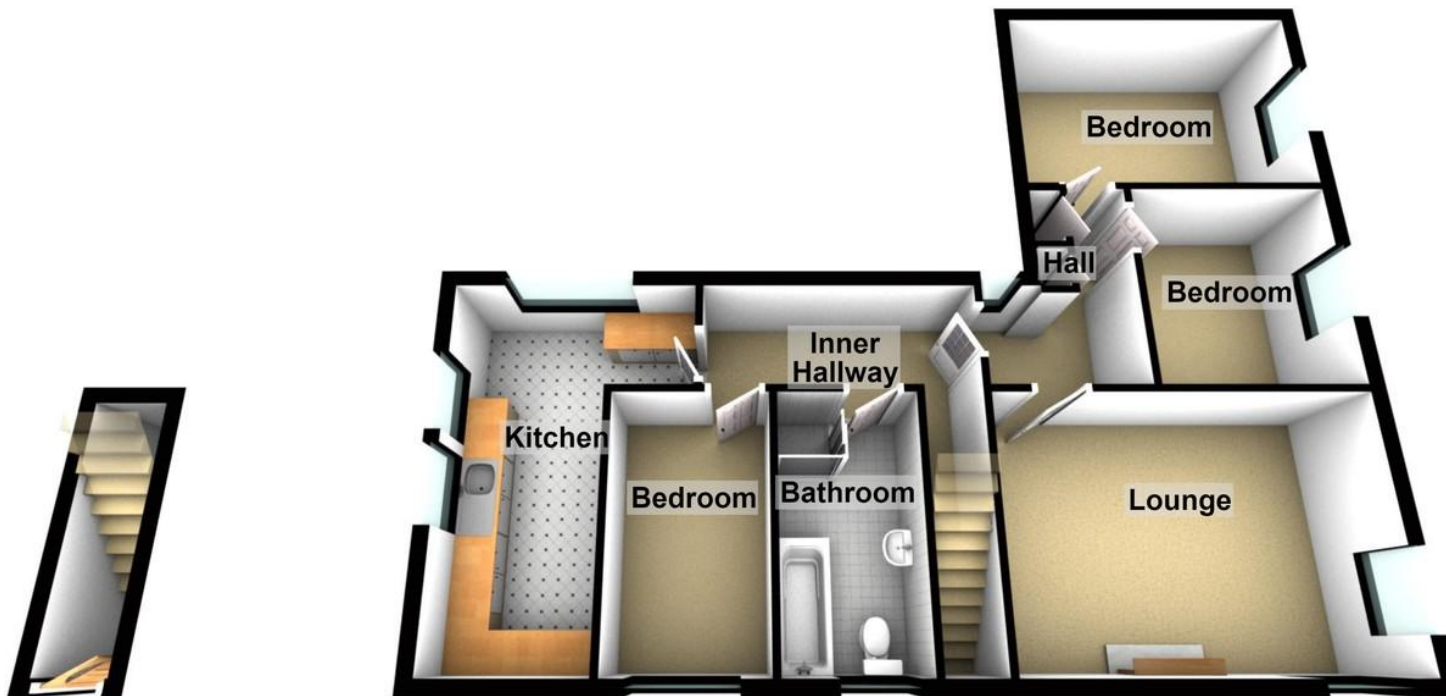


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Floorplans

Floor Plan



Property Room Sizes

LOUNGE

16' 2" x 11' 5" (4.93m x 3.48m)

KITCHEN

15' 5" x 7' 10" (4.72m x 2.41m)

INNER HALL

13' 1" x 4' 1" (3.99m x 1.27m)

BEDROOM 1

16' 2" x 11' 8" (4.93m x 3.58m)

BEDROOM 2

10' 11" x 9' 8" (3.35m x 2.97m)

BEDROOM 3

9' 10" x 6' 9" (3m x 2.06m)

BATHROOM

9' 10" x 7' 1" (3.02m x 2.18m)

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

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