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Leading Perthshire Estate Agency

Macnab Cottage , Stirling Street, Blackford, Auchterarder, PH4 1QG

Offers Over £140,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Macnab Cottage , Stirling Street, Blackford,
Auchterarder, PH4 1QG

Many thanks for your interest in
Macnab Cottage , Stirling Street, Blackford,
Auchterarder, PH4 1QG.

Next Home Estate Agents dedicate themselves to be available when you are, getting our customers moving quicker and 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 known in a higher price than our competitors. Put us to the test and get your free valuation today, call 01764 42 43 44.

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 with post office 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, Bank of Scotland, restaurants, health centre, post office and golf course.

There are primary and secondary schools within the town and the nearby A9 makes it an ideal location for commuting to Perth, Stirling,



Property summary

Next Home are delighted to bring to the market this 2 bedroom detached cottage situated in the quiet village of Blackford.

The property is set over 2 levels and comprises: Entrance hall, lounge, sitting room, kitchen, 2 double bedrooms, family bathroom, W/C and an attic room.

There is off street parking to the side of the property via a driveway and a large fully enclosed rear garden with mature shrubbery, patio area and lawn.

There is also a timber shed included within the sale.



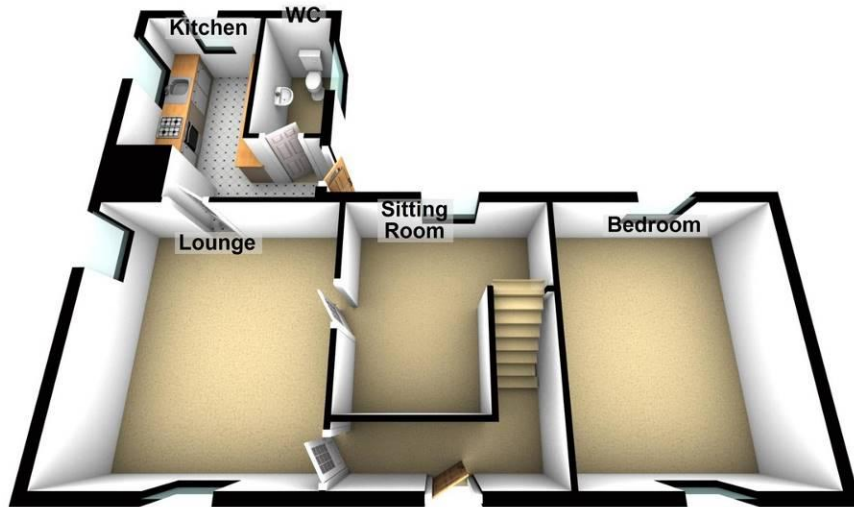
Key property features

- ✓ Popular residential area
- ✓ Great development opportunity
- ✓ Large garden
- ✓ Off street parking
- ✓ Close to local amenities
- ✓ Attic room
- ✓ Spacious double bedroom
- ✓ Ideal holiday home
- ✓ Opportunity for extension
- ✓ Ideal for the commuter

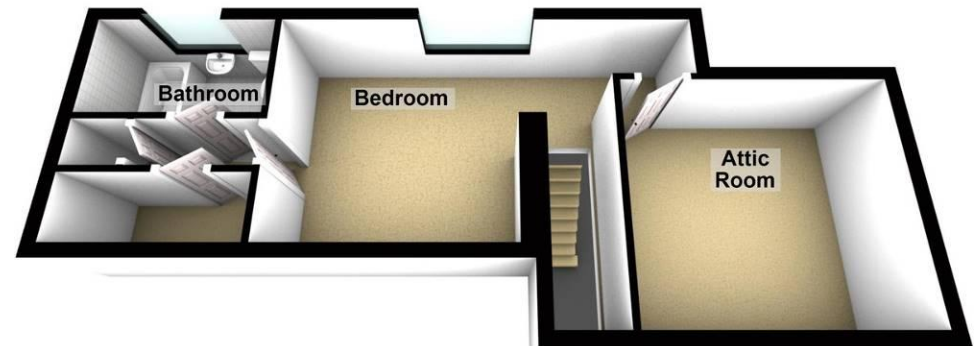


Floorplans

Ground Floor



First Floor





Property Room Sizes

HALL

LOUNGE 15' 2" X 11' 2" (4.62M X 3.4M)

KITCHEN 10' 9" X 6' 8" (3.28M X 2.03M)

SITTING ROOM 11' 2" X 9' 4" (3.4M X 2.84M)

BEDROOM 15' 3" X 12' 5" (4.65M X 3.78M)

BEDROOM 10' 4" X 9' 1" (3.15M X 2.77M)

BATHROOM 6' 9" X 6' 9" (2.06M X 2.06M)

ATTIC ROOM 11' 2" X 9' 4" (3.4M X 2.84M)

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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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

*The only Perthshire estate agent **available 7 days until 9pm***

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