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Leading Perthshire Estate Agency

Rosenford, Stirling Street, Blackford, Auchterarder, PH4 1QA

Offers Over £150,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Rosenford, Stirling Street, Blackford, Auchterarder,
PH4 1QA

Many thanks for your interest with Rosenford, Stirling Street, Blackford, Auchterarder, PH4 1QA.

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 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, Edinburgh and Glasgow. 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



Property Summary

Next Home are delighted to bring to the market this immaculately presented 2 bed end terraced villa situated in the quiet village of Blackford.

The property would make a fantastic first home or a holiday home with excellent living space over 2 levels comprising: Entrance Hall, bright and spacious lounge with space for a variety of free standing furniture, kitchen/diner, 2 bedroom with built in storage, bathroom and a shower room.

There is a large rear garden that is laid to lawn for ease of maintenance and on street parking is to the front.

Warmth is provided by oil central heating and there is double glazing throughout.



Key property features

- ✓ Ideal for first time buyers
- ✓ Popular residential area
- ✓ Walk in condition
- ✓ Spacious lounge
- ✓ Kitchen/diner
- ✓ Bathroom and shower
- ✓ Close to Gleneagles
- ✓ Great walks nearby
- ✓ Chain free
- ✓ good sized garden











Have a property to sell?

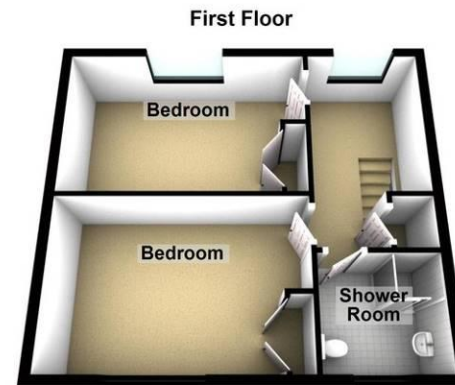
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

HALL

LOUNGE

17' x 15' 7" (5.18m x 4.75m)

KITCHEN/DINER

13' 1" x 11' 9" (3.99m x 3.58m)

BEDROOM

11' 7" x 9' 6" (3.53m x 2.9m)

BEDROOM

11' 7" x 6' 9" (3.53m x 2.06m)

SHOWER ROOM

6' 2" x 4' 5" (1.88m x 1.35m)

BATHROOM

9' 8" x 5' 5" (2.95m x 1.65m)

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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