

# Buy your next home with Next Home

Leading Perthshire Estate Agency

5 Waukmill Drive, Blackford, Auchterarder, PH4 1PT

Offers Over £315,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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5 Waukmill Drive, Blackford, Auchterarder, PH4 1PT

Many thanks for your interest with 5 Waukmill Drive, Blackford, Auchterarder, PH4 1PT.

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

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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.



# Property Summary

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Next Home are delighted to bring this fantastic sized 4/5 bedroom family home to the Perthshire market. The property is presented in move in condition with spacious living accommodation over 2 levels comprising: a welcoming entrance hall, spacious lounge with space for a variety of free standing furniture and french doors leading to a dining room, kitchen/diner, utility room, study, 4 double bedrooms with built in wardrobes and a master ensuite, family bathroom and w/c. The property sized on a generous corner plot with a spacious front lawn and off street parking. The rear garden is fully enclosed with timber fencing and has a decking, lawn and gravelled areas.



# Key property features

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- ✓ 4/5 bedrooms
- ✓ Immaculately presented
- ✓ Great sized family home
- ✓ 2 Reception rooms
- ✓ Large master bedroom
- ✓ Corner plot
- ✓ Ideal for the commuter
- ✓ Chain free
- ✓ Good storage
- ✓ En-suite









# Have a property to sell?

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

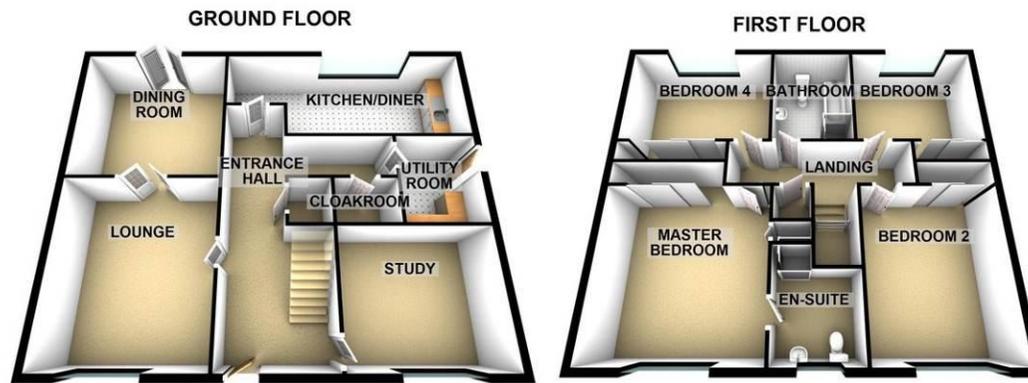


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# Floorplans

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# Property Room sizes

## ENTRANCE HALL

19' 7" x 9' 2" (5.97m x 2.79m)

## W/C

5' x 3' 11" (1.52m x 1.19m)

## LOUNGE

17' 8" x 12' 3" (5.38m x 3.73m)

## DINING ROOM

13' 0" x 12' 2" (3.96m x 3.71m)

## KITCHEN/DINER

15' 1" x 10' 1" (4.6m x 3.07m)

## UTILITY ROOM

8' 10" x 6' 2" (2.69m x 1.88m)

## STUDY/BEDROOM

8' 11" x 8' 7" (2.72m x 2.62m)

## LANDING

## BEDROOM

16' 7" x 12' 3" (5.05m x 3.73m)

## ENSUITE

8' 2" x 6' 2" (2.49m x 1.88m)

## BEDROOM

14' 1" x 8' 7" (4.29m x 2.62m)

## BEDROOM

10' 4" x 9' 4" (3.15m x 2.84m)

## BEDROOM

10' 5" x 9' 5" (3.18m x 2.87m)

## BATHROOM

8' 11" x 6' 5" (2.72m x 1.96m)

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.



# NEXTHOME

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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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

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

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