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Leading Perthshire Estate Agency

1 Newton Of Buttergrass, Blackford, Auchterarder, PH4 1AD

Offers Over £180,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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PH4 1AD

Many thanks for your interest with 1 Newton Of Buttergrass, Blackford, Auchterarder, PH4 1AD.

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 both Auchterarder, Glasgow, Edinburgh, Stirling or Perth.

There is a reputable primary school, a recently renovated play park, and village shop with post office. 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 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

We are delighted to bring to the market this immaculately presented FIRST FLOOR MODERN APARTMENT situated within a small development of high-quality properties on the fringe of the village of Blackford.

The property has been finished to a very high standard with Eco-friendly air source heat pump heating throughout and double-glazed UPVC windows. The bright accommodation comprises entrance vestibule with spacious boot room off; open plan lounge/kitchen/dining living space with sliding doors to the balcony affording magnificent open countryside views.

The kitchen benefits from having Neff appliances including an integrated oven, microwave, induction hob, extractor hood, microwave, dishwasher, fridge freezer and washing machine and Quartz worktops.

An inner hall leads to the 2 double bedrooms, the principal ensuite and modern bathroom.

Externally there is a driveway with parking for 2 cars and communal garden grounds with space for erection of a shed if required.



Key property features

- ✓ Luxury first floor apartment
- ✓ High quality specification
- ✓ Balcony with magnificent views
- ✓ Open plan living space
- ✓ Integrated Neff appliances
- ✓ 2 Double Bedrooms
- ✓ En-suite shower room
- ✓ Bathroom with bath and separate shower
- ✓ Air source heat pump heating & double glazing
- ✓ Parking for 2 cars









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

7' 2" x 4' 11" (2.18m x 1.5m)

LOUNGE AREA

17' 0" x 14' 3" (5.18m x 4.34m)

KITCHEN DINING AREA

20' 6" x 7' 0" (6.25m x 2.13m)

BEDROOM

0' 0" x 9' 10" (0m x 3m)

EN-SUITE

6' 0" x 4' 5" (1.83m x 1.35m)

BEDROOM

10' 0" x 8' 6" (3.05m x 2.59m)

BATHROOM

12' 6" x 7' 0" (3.81m x 2.13m)

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

The only Perthshire estate agent available 7 days until 9pm

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