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Upper flat, Ivy Bank, Stirling Street, Blackford, Auchterarder, PH4 1QG

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Auchterarder, PH4 1QG

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Upper flat, Ivy Bank, Stirling Street,
Blackford, Auchterarder, PH4 1QG.

Next Home Estate Agents dedicate
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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 and local pub.

The town of Auchterarder provides an abundance of local amenities and leisure facilities including an array of shops, hairdressers, restaurants, health centre 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



Property Summary

A rare opportunity to purchase this spacious first floor THREE BEDROOM FLAT situated within the popular village of Blackford.

The front door is located to the side of the building and the spacious accommodation comprises hall with window; bright lounge with dual aspect windows to the front and side affording views over the countryside; kitchen with low level units and dual windows; 3 bedrooms and bathroom with white suite benefiting from having a bath and shower.

There is double glazing and electric heating throughout. Externally there is an area of garden to the rear pertaining to property together with 2 stores under the property.

Parking is available on street to the front.



Key property features

- ✓ First floor flat
- ✓ Bright lounge
- ✓ Kitchen
- ✓ 3 Bedrooms
- ✓ Bathroom
- ✓ Double Glazing
- ✓ Electric Heating
- ✓ On Street parking
- ✓ Nice views
- ✓ Quiet location



Floorplans





Property Room Sizes

HALL 10 (WIDEST) 0" X 10' (3.05M X 3.05M)

LOUNGE 16' 2" X 11' 5" (4.93M X 3.48M)

KITCHEN 15' 6" X 7' 11" (4.72M X 2.41M)

INNER HALL 13' 1" X 4' 2" (3.99M X 1.27M)

BEDROOM 16' 2" X 11' 9" (4.93M X 3.58M)

BEDROOM 11' 0" X 9' 9" (3.35M X 2.97M)

BEDROOM 9' 10" X 6' 9" (3M X 2.06M)

BATHROOM 9' 11" X 7' 2" (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.



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211 High Street, Auchterarder 01764 66 36 66

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