

Buy your next home with Next Home

Leading Perthshire Estate Agency

1 Clincart Cottages, Moray Street, Blackford, Auchterarder, PH4

Offers Over £125,000

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NEXT HOME
ESTATE & LETTING AGENTS

Buying with Next Home

1 Cincart Cottages, Moray Street, Blackford,
Auchterarder, PH4 1QF

Many thanks for your interest with 1 Cincart Cottages, Moray Street, Blackford, Auchterarder, PH4 1QF.

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 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, restaurants, health centre and golf course. There are primary and secondary schools within the town and 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

Next Home are delighted to bring to the market this beautifully presented TWO BEDROOM END TERRACED VILLA situated within the desirable village of Blackford.

The property has been recently upgraded with a modern air source heating system generating a regular income; new bathroom and decorated beautifully throughout.

The property has a good sized breakfasting kitchen with oven and plenty of space for several white goods. The modern living room with feature media is bright and airy.

The property benefits also from a small garden to the rear and a dedicated parking space behind the house. A must to view.

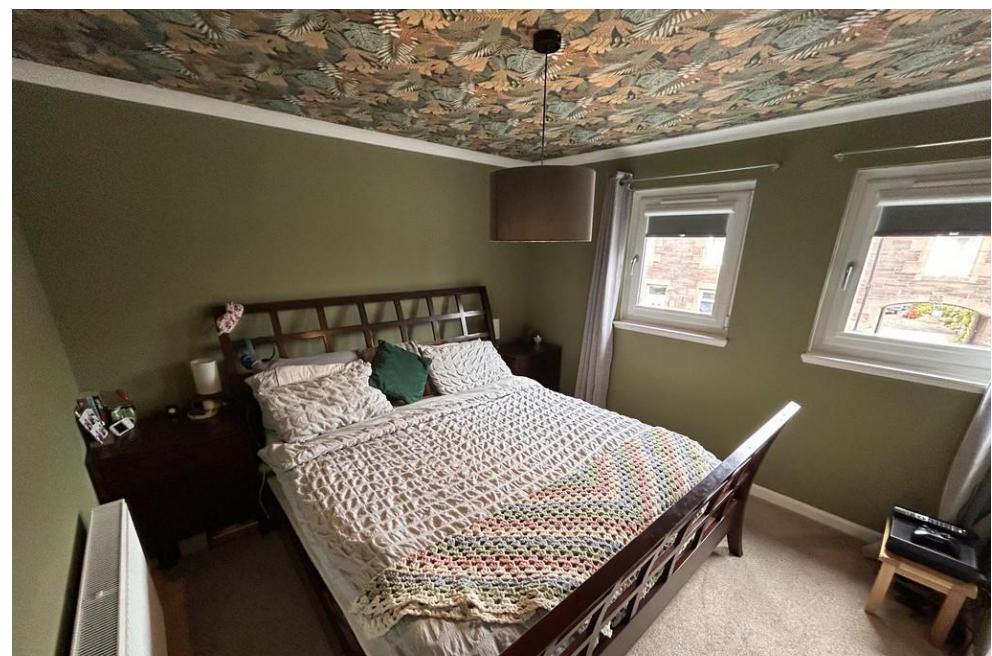
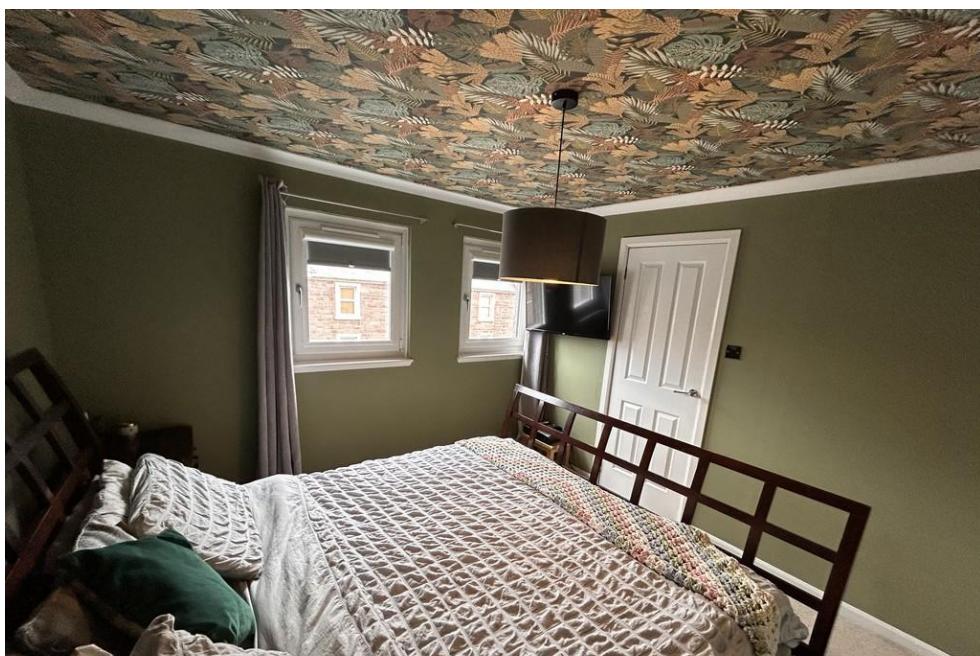


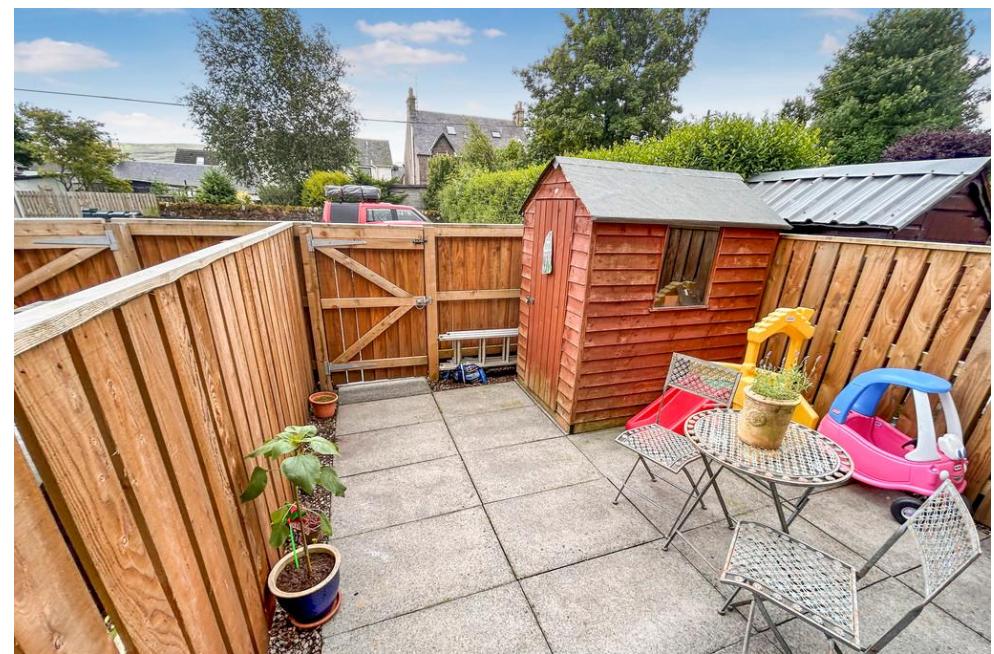
Key property features

- ✓ End Terraced Villa
- ✓ Modern décor throughout
- ✓ Breakfasting Kitchen
- ✓ Lounge with Media Wall
- ✓ 2 Double Bedrooms
- ✓ Contemporary Bathroom
- ✓ Garden to the rear
- ✓ Off road parking
- ✓ Double Glazing & Air Source Heat Pump generating regular income
- ✓ Close to amenities







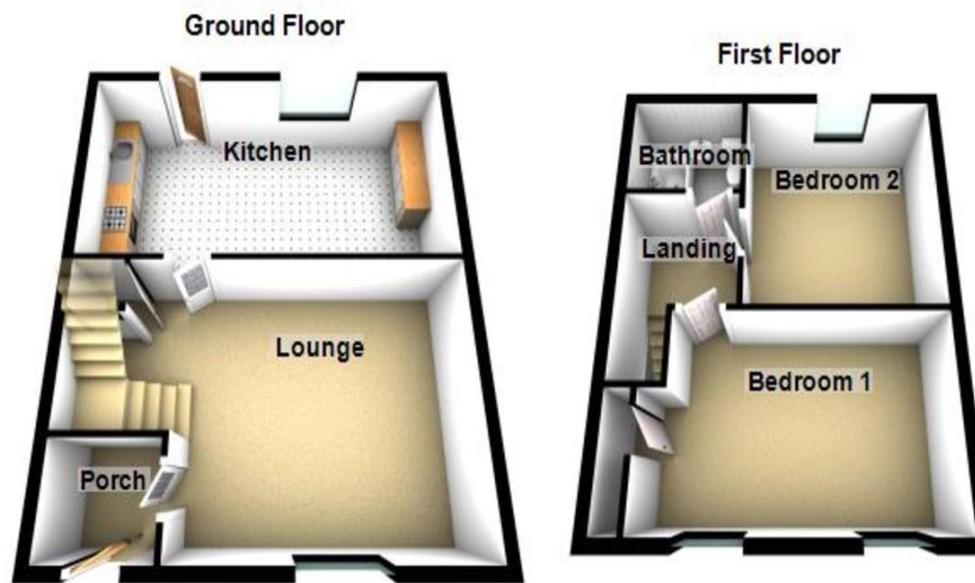


Have a property to sell?

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



Floorplans



Property Room Sizes

ENTRANCE VESTIBULE

3' 9" x 3' 4" (1.14m x 1.02m)

LOUNGE

14' 4" x 13' 2" (4.37m x 4.01m)

DINING KITCHEN

14' 4" x 10' 4" (4.37m x 3.15m)

LANDING

6' 4" x 6' 2" (1.93m x 1.88m)

BEDROOM

10' 12" x 10' 10" (3.35m x 3.3m)

BEDROOM

12' 3" x 7' 9" (3.73m x 2.36m)

BATHROOM

6' 1" x 6' 0" (1.85m x 1.83m)



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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