

A photograph of a row of terraced houses. The house in the foreground is a semi-detached unit with a light-colored, textured exterior and a dark wooden gable. It has two red doors and several windows with dark frames. A small flower box is mounted under one of the windows. A black metal gate leads to a small garden area with a shed. The sky is blue with some clouds.

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Leading Perthshire Estate Agency

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

Offers Over £125,000

  
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# Buying with Next Home

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

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

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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 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

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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

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- ✓ 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

















An aerial photograph of a suburban residential neighborhood, featuring rows of brick houses with tiled roofs and green lawns. The image is overlaid with a semi-transparent blue filter. The text is centered in the upper half of the image.

# Have a property to sell?

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



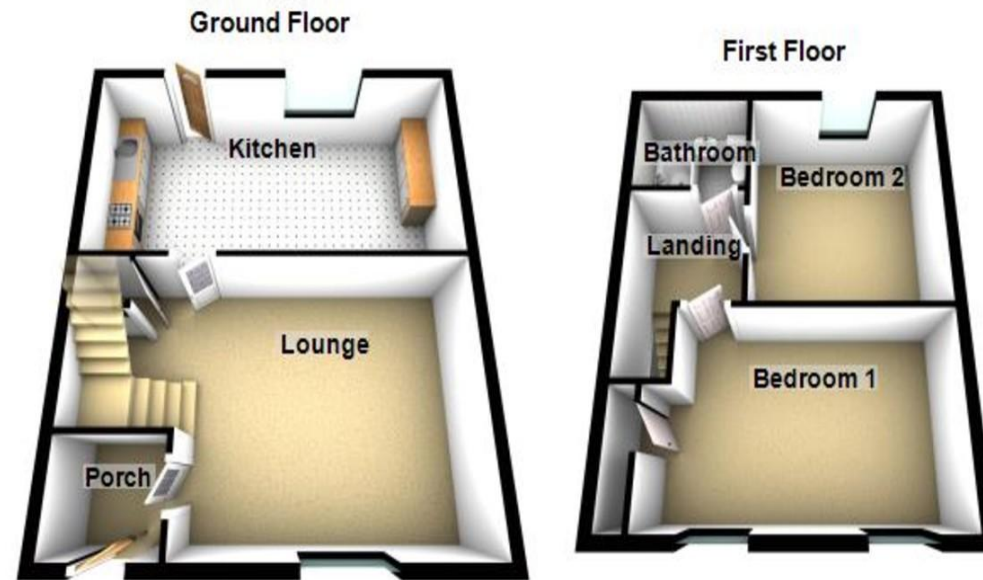
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# Floorplans

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# Property Room Sizes

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## **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)*

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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47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

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

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