



**3 Clincart Cottages Moray Street, Auchterarder  
Perthshire PH4 1QF**  
**Offers over £112,000**

Simple Approach are delighted to welcome this semi-detached two bedroom home in the Village of Blackford near Auchterarder to the Perthshire residential market. Comprising; a bright and spacious lounge leading on to the newly upgraded kitchen, with a staircase leading from the reception spaces directly up to the second floor, offering two double bedrooms and a family bathroom with shower over bath facility. Boasting spacious and modern accommodation throughout this property is the ideal purchase for any first time buyer or growing family. Early viewing is highly recommended to appreciate the quality of home on offer, as well as the excellent location.

#### **Lounge**

12'8" x 10'7" (3.88 x 3.24)

#### **Kitchen**

9'5" x 13'8" (2.89 x 4.17)

#### **Bathroom**

5'7" x 5'8" (1.71 x 1.74)

#### **Bedroom 1**

10'5" x 10'5" (3.19 x 3.18)

#### **Bedroom 2**

7'3" x 9'5" (2.23 x 2.88)

#### **External**

Benefiting from a fully enclosed patio rear garden, perfect for enjoying some outdoor entertaining. This garden is South-facing meaning it will benefit from sunshine most of the day, with ample parking available to the front where needed.

#### **Location**

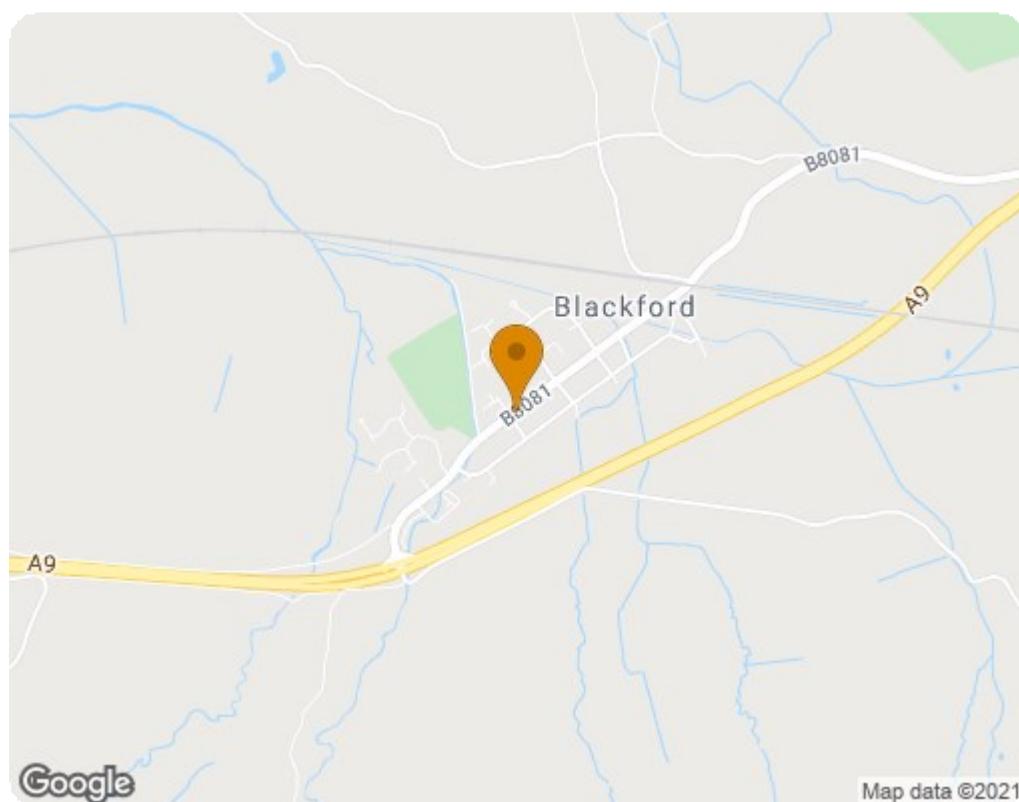
The village of Blackford is host to a number of amenities and leisure facilities such as the village store, a reputable Primary School, restaurant, bar, bowling club and Tullibardine Distillery. This property benefits from being within easy reach of the A9 and onto further road networks to the larger cities of Stirling, Dundee, Edinburgh and Glasgow, ideal for the commuter.





- Terraced House
- Double Glazing and Electric Central Heating
- Two Double Bedrooms
- Private Enclosed Rear Garden
- Recently Upgraded Throughout
- Popular Location





#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
Scotland	EU Directive 2002/91/EC	