

2 East End Cottage

THE MORAYS, BLACKFORD, PH4 1QH



BEAUTIFULLY PRESENTED
TWO-BEDROOM UPPER FLAT



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McEwan Fraser Legal is delighted to present a characterful country home with space to breathe. Some homes offer accommodation. Others offer a way of life. Treetops is one of those properties. Set within a charming converted cottage in the highly regarded Perthshire village of Blackford, this beautifully presented two-bedroom upper flat combines traditional character with comfortable modern living, generous parking and an exceptional outlook across open countryside.

Reached through a private front door, a welcoming entrance stair leads naturally to the accommodation above, where the sense of space immediately becomes apparent. The spacious lounge is the heart of the home and a wonderfully inviting room. Two tilt and turn double glazed windows to the front of the building allow natural light to flood into the lounge and bedroom. There is newly installed central heating throughout the property, and a feature fireplace provides a cosy focal point creating the perfect atmosphere on cooler evenings. There is ample room for comfortable seating and dining, making this a versatile space for both relaxing and entertaining.

The Property



From the lounge, doors lead directly to both bedrooms, the shower room and the kitchen, creating a particularly practical layout. The kitchen is well equipped with a good range of wall and floor-mounted units, providing generous storage and workspace for everyday cooking. Positioned to the rear of the property, it enjoys a pleasant outlook across the surrounding landscape, making even the most routine moments feel connected to the countryside beyond.





Both bedrooms are comfortable and versatile, offering peaceful spaces for sleeping, relaxing or working from home. The arrangement also makes the property equally suitable for a couple, single occupant, first-time buyer or those looking for a countryside retreat.



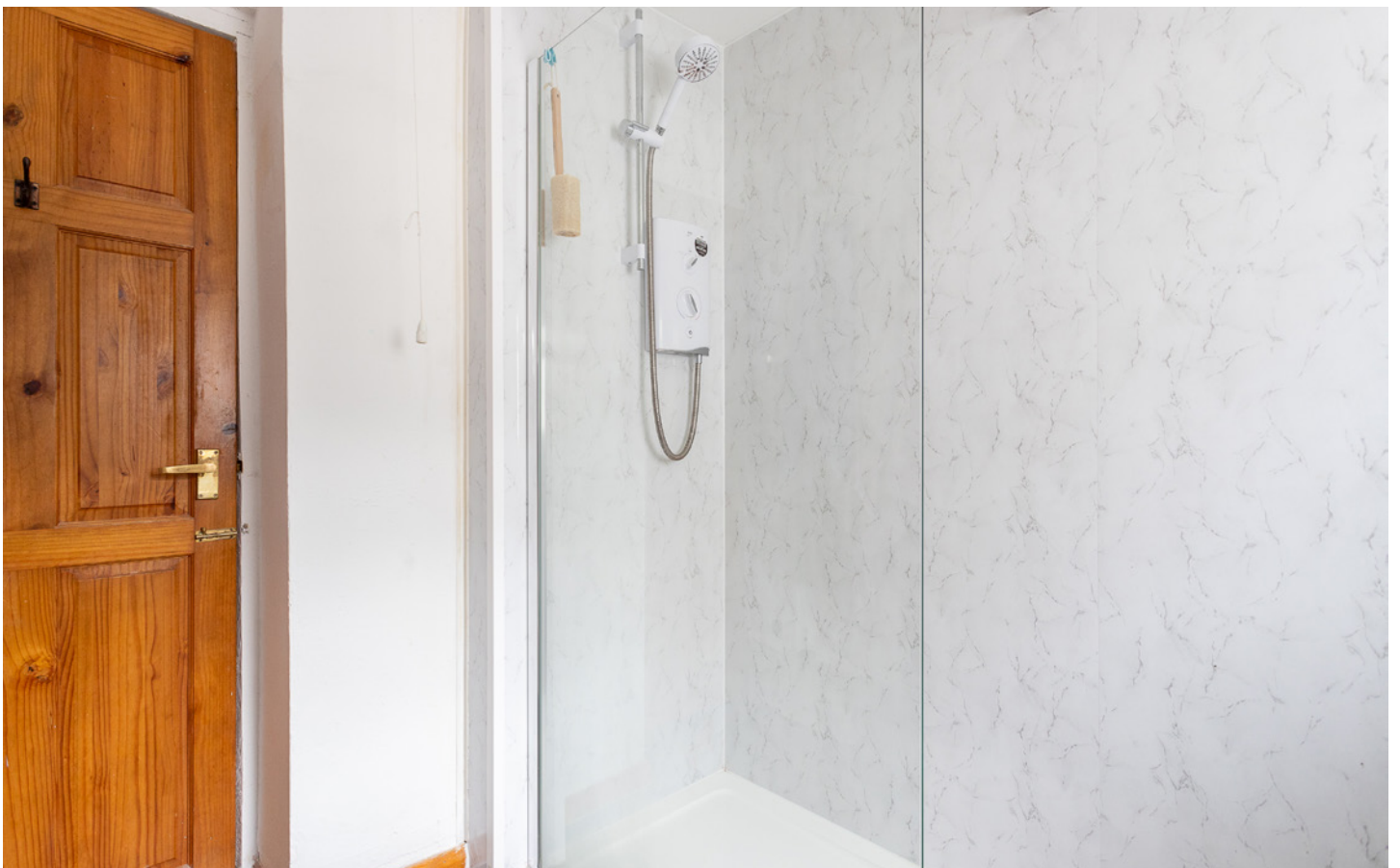


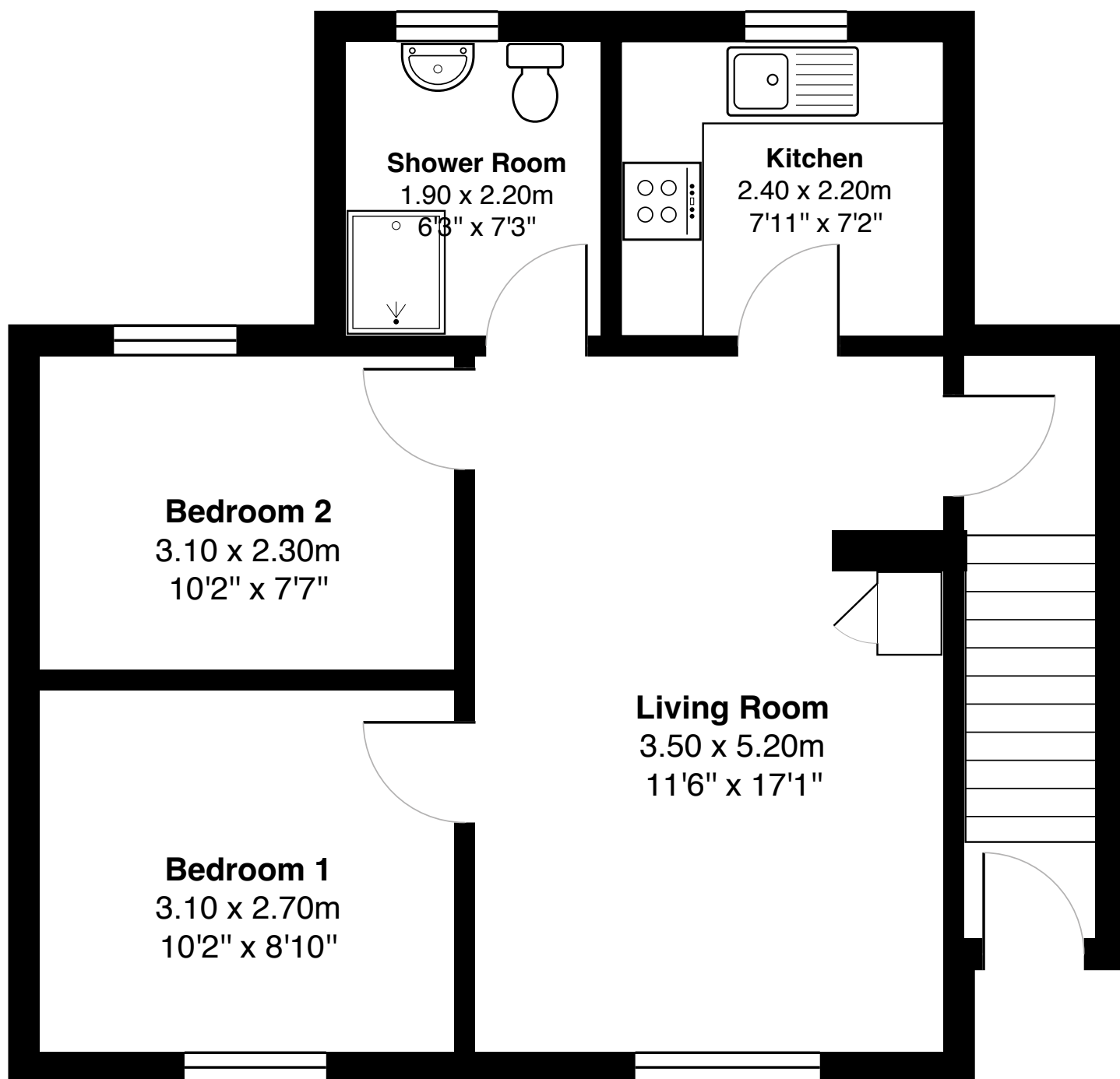
Bedroom 2





The modern shower room has been thoughtfully designed with a generous walk-in shower tray and glazed screen, contemporary vanity storage and WC. It is a bright and practical space that complements the overall presentation of the home.





Gross internal floor area (m²): 45m²

EPC Rating: D



Outside, the property has another pleasant surprise. A generous private drive provides parking for both a car and a motorhome, an increasingly valuable feature for buyers looking for flexibility and space. Beyond this is a substantial summer house, providing an additional lifestyle space that could become a peaceful home office, creative studio, garden room or simply somewhere to sit and enjoy the surroundings.

The property overlooks parks, fields and open countryside, giving Treetops a wonderful sense of space and tranquillity. It is the kind of outlook that changes with the seasons and provides a constant reminder that, despite being conveniently located, this is a home where life can be enjoyed at a gentler pace.

There is no need to compromise between character and practicality here. Treetops offers the charm of a converted country cottage, the comfort of a well-planned modern home and the outdoor space to enjoy the very best of Perthshire living. For anyone looking for a home that feels individual, peaceful and genuinely connected to its surroundings, Treetops is a property that deserves to be viewed.



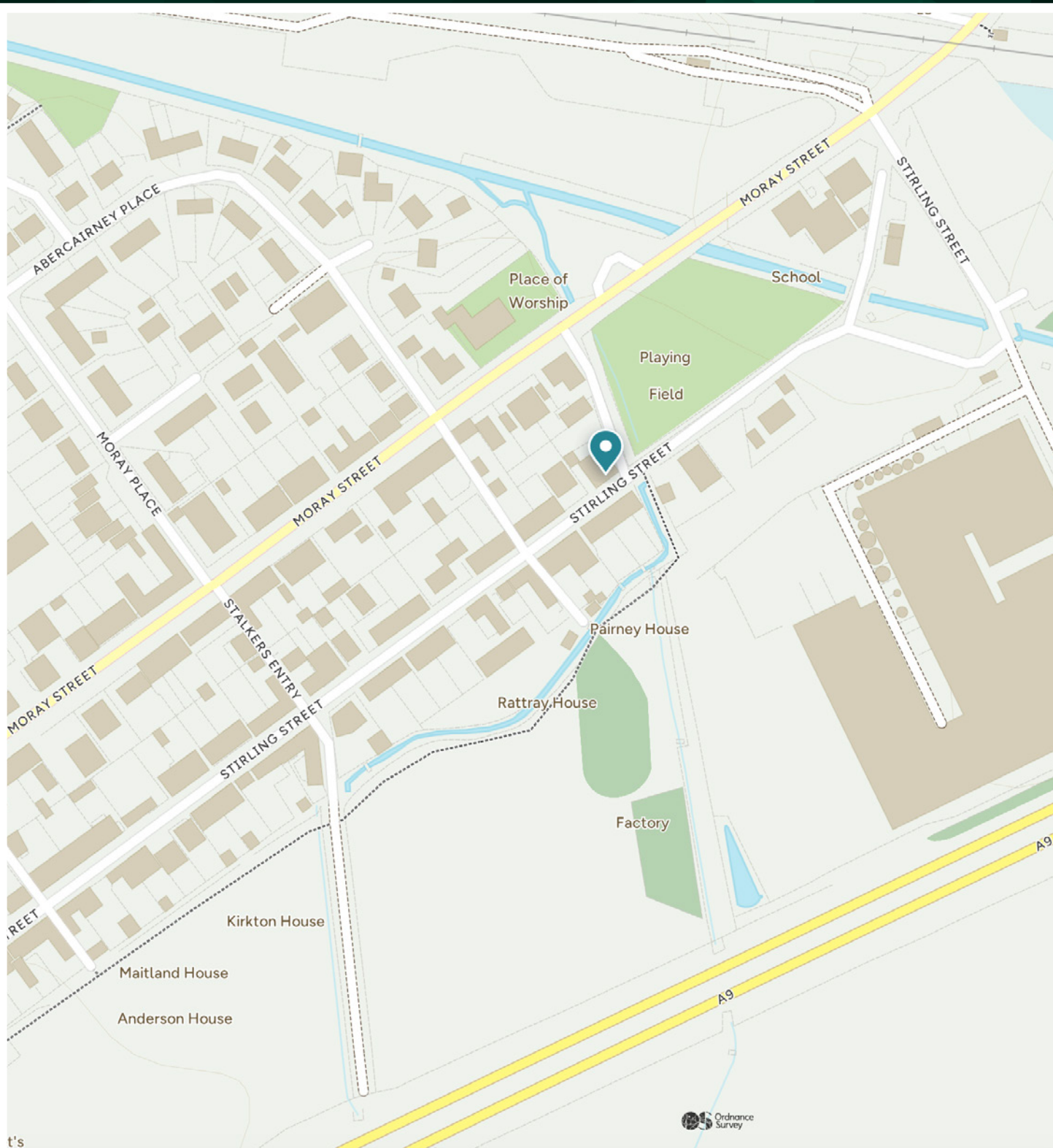


Set amongst beautiful Perthshire countryside, Blackford is a village with a strong community spirit and an enviable position for those who appreciate open landscapes, outdoor pursuits, and easy access to Scotland's celebrated destinations. The village offers a primary school, village shop, and community facilities, while nearby Auchterarder and Crieff provide a wider selection of independent shops, cafés, restaurants, supermarkets, and professional services.

For leisure, the location is particularly attractive. The world-renowned Gleneagles estate is close by, offering championship golf, fine dining, and country pursuits, while the Ochil Hills and Perthshire countryside provide exceptional walking, cycling, and outdoor activities. The village is extremely well positioned for travel, with the A9 offering connections north towards Perth and the Highlands and south towards Stirling and the central belt. Auchterarder railway station provides regular rail services, while Perth and Stirling are readily accessible for wider employment, shopping, and cultural opportunities. Blackford offers a genuine country setting without sacrificing connectivity, peaceful without feeling isolated, and surrounded by some of the finest scenery central Scotland has to offer.

The Location





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