

46 Abercairney Place

BLACKFORD, AUCHTERARDER, PH4 1QB



Opportunity to acquire a one-bedroom semi-detached bungalow with gardens



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McEwan Fraser Legal is delighted to bring to the market this semi-detached bungalow set in the village of Blackford. Some internal renovation is expected to make this a home with plenty of potential.

THE LOUNGE



The accommodation comprises one bedroom, bathroom, kitchen and lounge along with gardens to the front and to the rear. The lounge overlooks the front garden. And there is a door from the hall and another into the kitchen.

THE KITCHEN



accommodation comprises one bedroom, bathroom, kitchen and lounge along with gardens to the front and to the rear. The lounge overlooks the front garden. And there is a door from the hall and another into the kitchen. The kitchen is to the back of the house and is tiled. There is an electric hob and oven along with a cooker hood. Large storage cupboards are built into one wall.

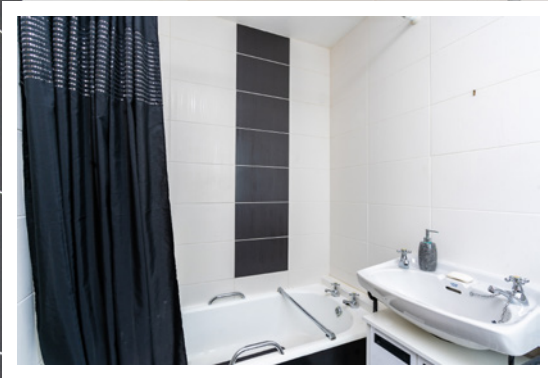




The white three-piece bathroom is partially tiled and has a shower over the bath. The bedroom has built-in wardrobes.

Great potential in this desirable home in a popular village location.

THE BATHROOM



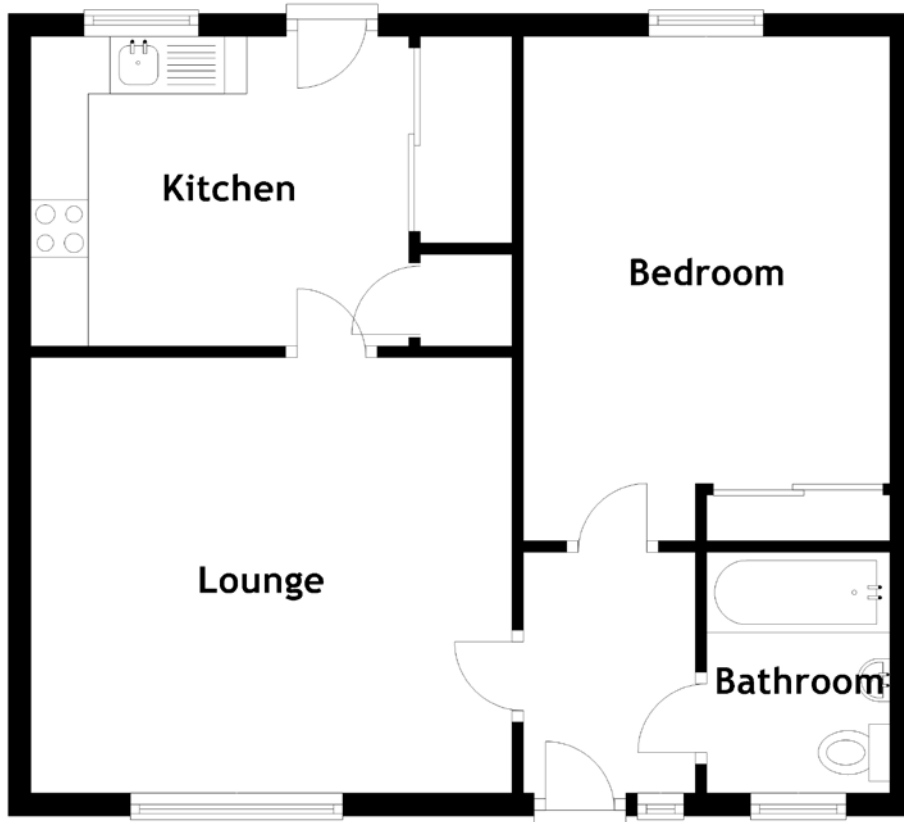
THE BEDROOM



THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge 4.20m (13'9") x 3.80m (12'6")
Kitchen 3.30m (10'10") x 2.70m (8'10")

Bathroom 2.10m (6'11") x 1.60m (5'3")
Bedroom 4.40m (14'5") x 3.20m (10'6")

Gross internal floor area (m²): 50m²
EPC Rating: D



THE LOCATION

The pretty village of Blackford nestles quietly in stunning South Perthshire countryside.





Home to Highland Spring and the Tullibardine Distillery, Blackford is within easy reach of the A9 and railway stations at Gleneagles or Dunblane providing easy access to Glasgow, Edinburgh and the wider Central Belt. A primary school is available within the village with Secondary Education available at Auchterarder around five miles to the north. A village store caters for everyday needs and there is a public house in the village. Extensive retail and commercial facilities are available in Stirling and Perth. The Gleneagles Hotel and Golf Complex can be reached by private transport from Blackford in around 5 minutes.



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