




McEwan Fraser Legal

Solicitors & Estate Agents

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The Sheiling

MORAY STREET, BLACKFORD, AUCHTERARDER, PERTHSHIRE, PH4 1QP



LOCATION BLACKFORD

AUCHTERARDER,
PERTHSHIRE, PH4 1QP

The pretty village of Blackford is situated approximately 5 miles from the town of Auchterarder nestles quietly in stunning South Perthshire countryside making this an ideal location for commuting to both Auchterarder, Glasgow, Edinburgh, Stirling or Perth. Blackford is within easy reach of the A9 and railway stations at Gleneagles or Dunblane. There is a reputable primary school, a recently renovated play park, village shop with a Post Office, a local pub, and Blackford is home to Highland Spring and the Tullibardine Distillery.

Blackford hosts the well known Highland Games and offers an enviable amount of local walks and stunning scenery. The town of Auchterarder provides an abundance of local amenities and leisure facilities. There are primary and secondary schools within the town and it 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, along with three championship golf courses which are regarded among the best courses in the world.

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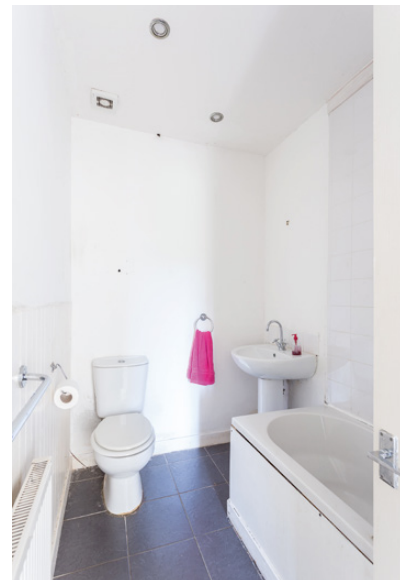
McEwan Fraser Legal is delighted to bring to the market this detached bungalow set on a large plot just inside the village of Blackford. Full internal renovation is expected to make this a home with plenty of potential.

The current accommodation comprises three bedrooms, bathroom, kitchen and lounge along with a full-width conservatory to the rear. Delightful little turret style bay windows feature in each of the back bedrooms. Potential exists, subject to any necessary planning requirements being granted, to extend either into the loft or out the back or side.

A single, detached garage sits at the end of the drive. This bungalow sits well back from the road in enclosed garden grounds.

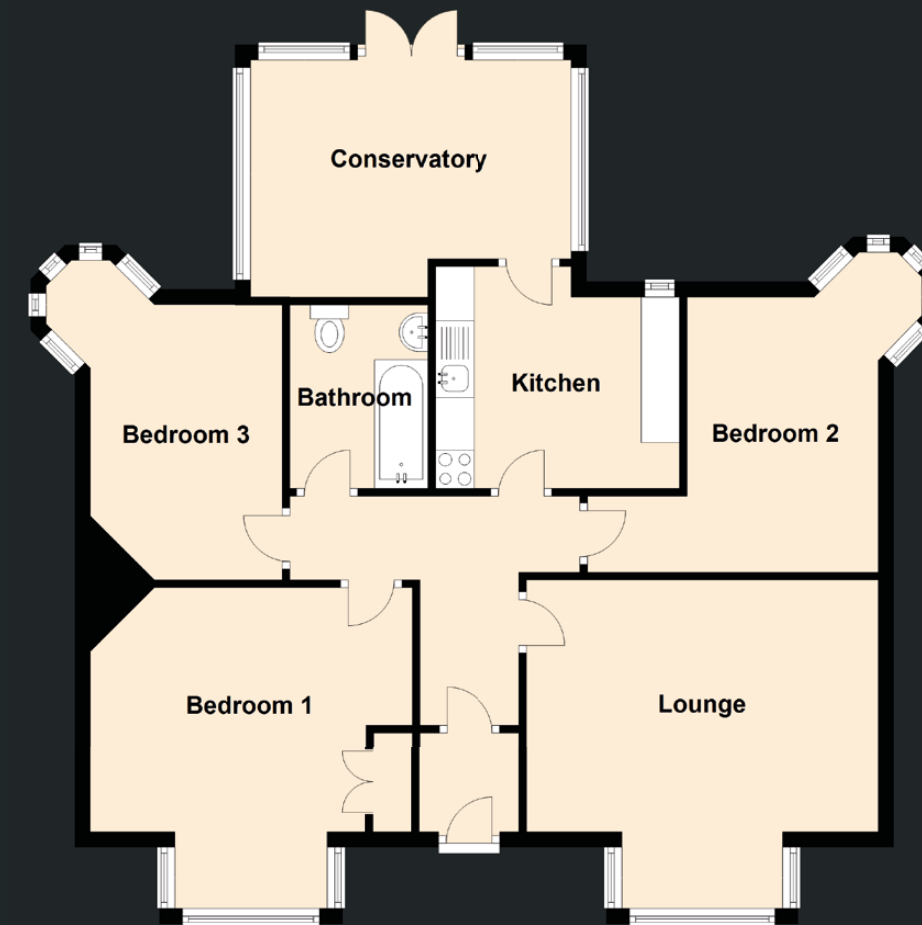
Bring your imagination and turn this property into your dream home in this highly desirable location.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

| | |
|--------------|--------------------------------|
| Lounge | 4.60m (15'1") x 3.30m (10'10") |
| Kitchen | 3.20m (10'6") x 2.90m (9'6") |
| Conservatory | 4.20m (13'9") x 3.00m (9'10") |
| Bedroom 1 | 4.20m (13'9") x 3.20m (10'6") |
| Bedroom 2 | 3.80m (12'6") x 3.60m (11'10") |
| Bedroom 3 | 3.60m (11'10") x 2.50m (8'2") |
| Bathroom | 2.40m (7'10") x 1.60m (5'3") |

Gross internal floor area (m²): 90m² | EPC Rating: F

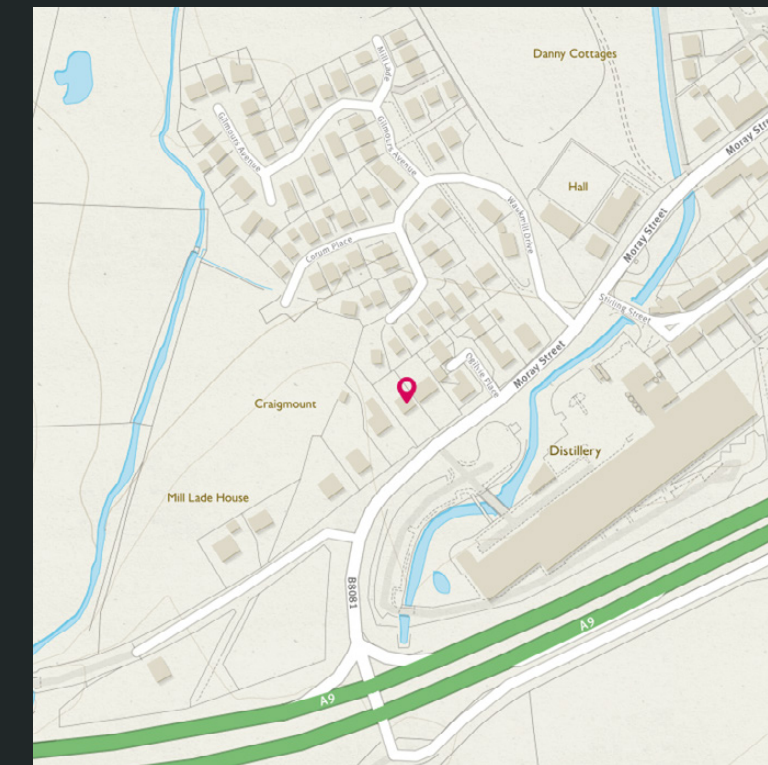


Image credit: <https://www.edmunds.com/sydney/06map/>



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Professional photography
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