



**Miller Hendry**  
SOLICITORS AND ESTATE AGENTS



**13 Abercairney Place  
Blackford  
PH4 1QB**

**Offers Over  
£120,000**

It is important to read the Schedule  
and Home Report as these contain  
key information.

- SEMI DETACHED VILLA
- ENTRANCE HALL
- LOUNGE
- KITCHEN
- THREE BEDROOMS
- SHOWER ROOM
- OCH, DG
- DRIVEWAY, GARAGE, GARDENS

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## DESCRIPTION

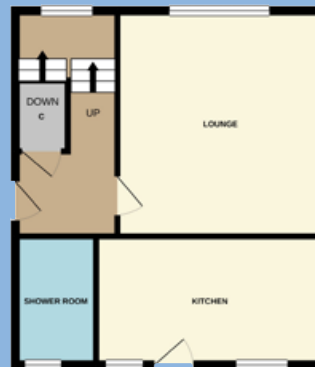
Miller Hendry are delighted to bring to the market this well maintained Semi Detached Villa situated in the sought-after village of Blackford, with good local amenities and transport links. The property is ideally suited for many buyers including first time buyers and young families.

The property is entered via the main door at the side into a Hallway with large understairs storage cupboard. The good sized Lounge is to the front and features recessed book shelves and an electric fire with wooden hearth and mantle. A door from the Lounge leads to the Kitchen which is fitted with a range of units with integrated appliances to include a ceramic hob, oven and overhead extractor. There is space to dine and a door to the rear garden. Also on the ground floor is the Shower Room comprising a wash hand basin and WC. On the first floor there are three good sized Bedrooms, two of which have built in storage. There is access to the floored attic from the landing.

The property benefits from oil central heating and double glazing. The flooring throughout is a combination of carpet and vinyl. Properties such as this are always in demand, therefore early viewing is highly recommended.







Ground Floor



First Floor

#### ACCOMMODATION

Entrance Hall	6'4" x 14'4" at widest
Lounge	13'2" x 14'5"
Kitchen	8' x 14'3"
Bedroom One	10'11" x 13'9"
Bedroom Two	8'11" x 12'1"
Bedroom Three	8'3" x 9'7"
Shower Room	5'1" x 8'3"

INCLUDED IN SALE: Fitted carpets, curtains and window blinds. Integrated appliances as specified. Electric fire in the Lounge. Garden Shed.

VIEWING: Contact our Perth Property Department on 01738 630222.

HOME REPORT VALUE/EPC RATING: £120,000/E

COUNCIL TAX: Band B



## LOCATION

The village of Blackford benefits from a local shop, post office, primary school, village hall, distillery, local pub and bowling club. More extensive amenities can be found in nearby Auchterarder, including a supermarket plus a range of independent retailers. There are fantastic golfing facilities nearby, including the world-renowned Gleneagles Hotel, with four courses as well as a range of other sporting facilities. For the commuter there are excellent road links to Glasgow, Edinburgh, Stirling and Perth.

## DIRECTIONS

From Perth travel south on the A9 towards Stirling. Take the turning for Blackford on the right and continue through the village. Turn left onto Moray Place and then right onto Abercainey Place. Number 13 is on the right hand side.

## OUTSIDE

To the front of the property there is driveway providing off street parking for several vehicles and this leads to a timber single garage. To the rear there is a lawn with borders and a garden shed.

## SCHOOLING

Primary schooling at Blackford Primary and secondary at the Community School of Auchterarder.



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First and foremost - **your interests**



10 Blackfriars Street Perth PH1 5NS

E: [Perthproperty@millerhendry.co.uk](mailto:Perthproperty@millerhendry.co.uk) • T: 01738 630222 • F: 01738 451283



Disclaimer: Whilst these particulars are believed to be correct and are given in good faith they are not warranted, and any interested parties must satisfy themselves by inspection, or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or part thereof, and all dimensions are approximate.