



Miller Hendry
SOLICITORS AND ESTATE AGENTS



11 Moray Place, Blackford, PH4 1QD

- SEMI DETACHED BUNGALOW
- NON TRADITIONAL CONSTRUCTION
- LOUNGE
- KITCHEN
- THREE DOUBLE BEDROOMS
- SHOWER ROOM
- DG, EH
- DRIVEWAY, GARDENS



Offers Over £90,000

11 Moray Place, Blackford, PH4 1QD



Miller Hendry is pleased to bring to the market this three bedroom Semi Detached Bungalow located in a quiet residential area in the popular village of Blackford. The property is of non standard construction and offers well proportioned accommodation, delightful gardens and off street parking.

A small Vestibule at the front leads in to the Lounge with wooden fireplace and electric stove. The Kitchen is to the rear and is fitted with a range of units with tiled splashbacks, integrated appliances to include an electric hob and oven as well as space for further free standing appliances. There are three double bedrooms, all of which have fitted storage and a modern Shower Room with wet wall panelling, a walk in shower, heated towel rail and vanity wash hand basin and WC.

The village of Blackford is surrounded by open countryside and adjacent to the A9 which provides easy access for road travel to major cities such as Perth, Stirling, Glasgow, Dundee and Edinburgh. Excellent bus links and the added bonus of a mainline railway station in nearby Gleneagles is ideal for commuters. Local amenities include a shop and a well regarded primary school with further facilities available in nearby Auchterarder.

With double glazing and electric heating, 11 Moray Place would benefit from some cosmetic upgrading but is likely to have broad appeal and viewing is highly recommended.

Vestibule
3'3" x 3'4" (0.99m x 1.02m)

Hallway
6'4" x 10'5" (1.93m x 3.18m)

Lounge
14'3" x 16'1" (4.34m x 4.90m)

Kitchen
9'3" x 12'1" (2.82m x 3.68m)

Bedroom One
8'7" x 14'6" (2.62m x 4.42m)

Bedroom Two
10'9" x 11' (3.28m x 3.35m)

Bedroom Three
9'3" x 13'6" (2.82m x 4.11m)

Shower Room
6'1" x 8' (1.85m x 2.44m)

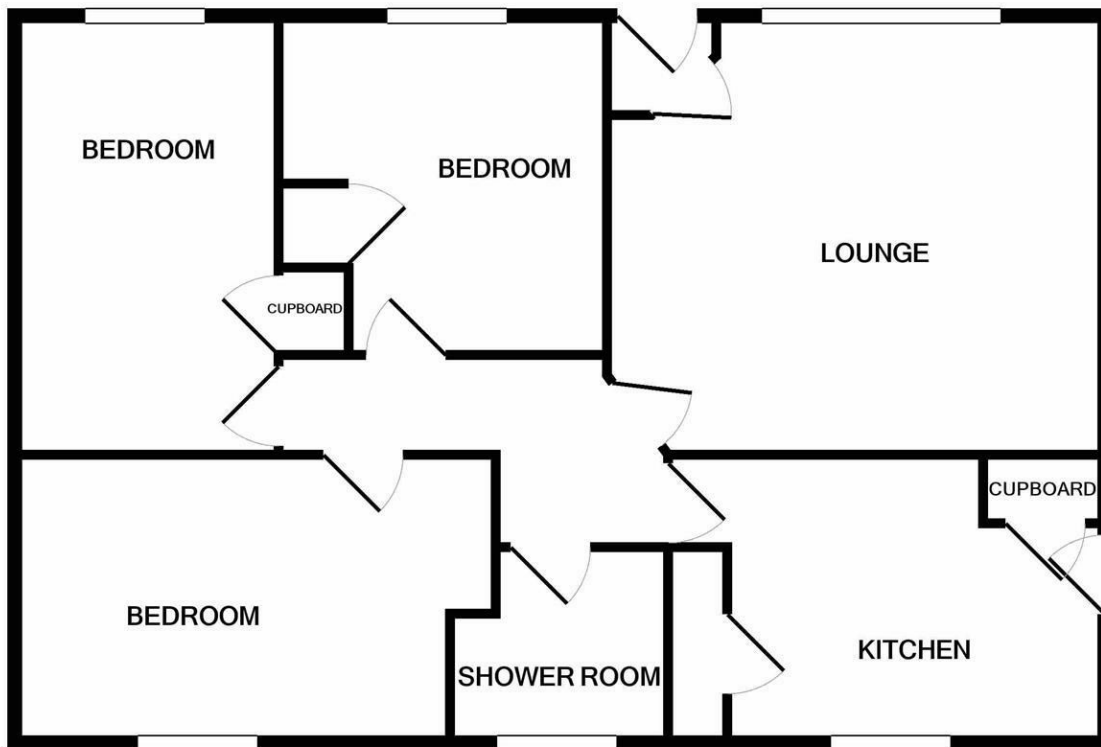


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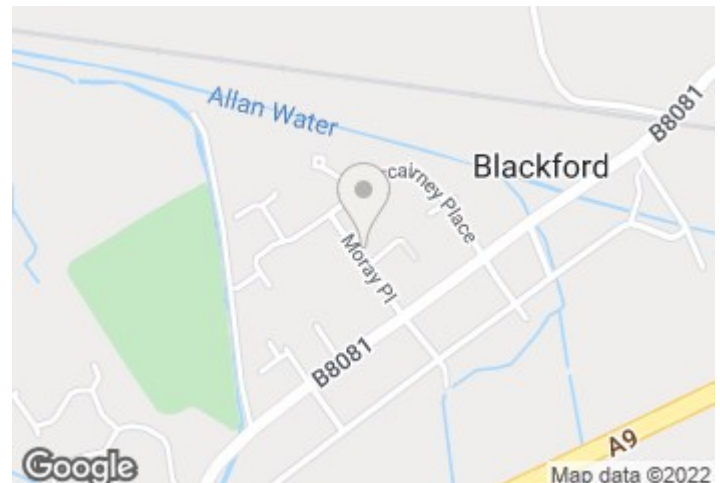
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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INCLUDED IN SALE: Fitted carpets and curtains.

VIEWING: Contact our Perth Property Department on 01738 630222.

HOME REPORT VALUE: £90,000

COUNCIL TAX: Band B



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First and foremost - **your interests**



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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 of contract or part thereof, and dimensions are approximate.