



**Premier
Properties**
Perth



4 Abercairney Place, Auchterarder, PH4 1QB Offers Over £110,000



The property is set over two levels and comprises of : Entrance hall with storage, spacious lounge with space for a dining table, kitchen, 2 double bedrooms and bathroom. There is electric heating and double glazing throughout.

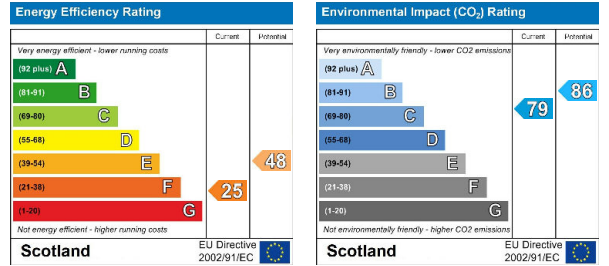
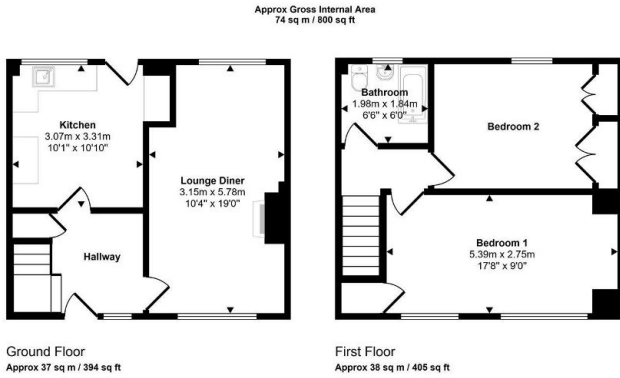
Externally there is front & rear gardens mainly laid to lawn and on street parking is available to the front.

Location: The village of Blackford benefits from a local shop and primary school. Further amenities include a village hall, renowned whisky distillery, pub and bowling club. More extensive amenities can be found in nearby Auchterarder, which has an excellent range of facilities including a supermarket plus a fine range of independent retailers, a highly-regarded community campus with nursery, primary and secondary schooling and fantastic golfing facilities nearby, including the world-renowned Gleneagles Hotel, with four courses as well as a range of other sporting facilities. Dunblane and Stirling also provide excellent facilities for shopping and transport. The area provides a wide choice of independent schooling including Morrison's and Ardvreck in Crieff, Strathallan, Glenalmond and Dollar Academy.

Blackford is well placed for those who commute to Perth, Stirling, Edinburgh and Glasgow, with fine road links to all these cities. Gleneagles train station is just over 3 miles from the property, with Dunblane station (10 miles) providing more frequent services to main business centres.

- 2 Bedrooms
- Double Glazing
- Electric Heating
- On Street Parking
- Village Location





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.