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An exceptionally well presented and significantly upgraded three bedroom semi detached period villa, situated in the friendly village of Blackford which has a thriving community, well regarded primary school, local shop and popular Inn.

The current owners have embarked on a comprehensive programme of refurbishment which has been carried out with a high level of care and attention to detail throughout.

The property offers the perfect balance of modern fixtures and fittings with original features associated with the Victorian era including window shutters, panelled doors and feature staircase.



AT A GLANCE

- Three bedroom semi detached
- Front facing sitting room
- Well proportioned dining room
- Impressive designer kitchen
- En suite shower room
- Family shower room

THE FINER DETAIL

- Oil fired condensing boiler
- Double glazing
- Large courtyard style garden area
- Parking provisions for multiple cars
- Two separate garages with electric doors
- EPC Band E



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Accommodation in full comprises; welcoming reception hallway with attractive original staircase and walnut flooring, charming front facing sitting room with working open fireplace, well proportioned dining room with additional working fire, impressive designer kitchen with slate flooring, quartz worktops, high quality appliances and useful boiling water tap. The previously mentioned original staircase leads to the upper landing where you will find three bedrooms, en suite shower room and contemporary family shower room with rain fall shower and under floor heating. Warmth is provide by a oil fired condensing boiler and double glazed windows have been installed.

Externally there is a full enclosed, large courtyard style garden area with lovely private patio area perfect for Bbq and outdoor entertaining. There are parking provisions for multiple cars and a impressive outbuilding which offers two separate garages with electric doors, WC on ground level and spiral staircase leading to a home office with tea point, lounge area.

The property will appeal to a range of different buyers and offers real flexibility for those who run a business of work from home. Equally the property will appeal to the family market. Early viewing is recommended to appreciate the excellent level of accommodation on offer.

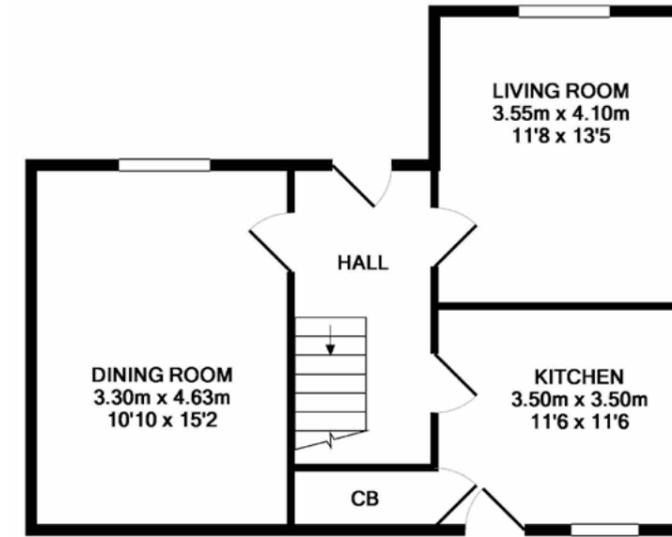
The village of Blackford benefits from a local shop, post office and primary school. Further amenities include a village hall, distillery, hotel with pub and bowling club. More extensive amenities can be found in nearby Auchterarder, which has an excellent range of facilities including a supermarket 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 Ardreck 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.

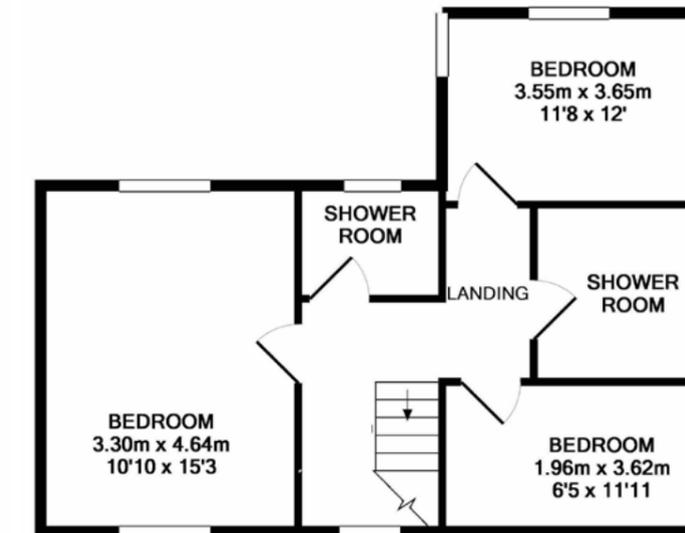




MORAY COTTAGE

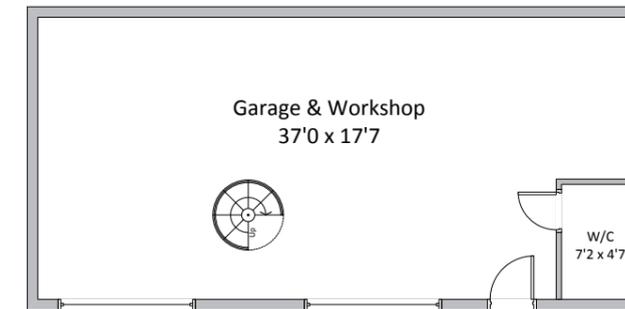


GROUND FLOOR

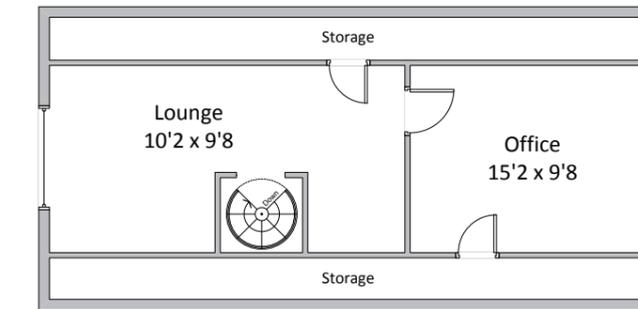


FIRST FLOOR

OUTBUILDING



GROUND FLOOR



UPPER FLOOR



MORAY COTTAGE
MORAY STREET
BLACKFORD PH4 1PY

EPC Band E

Approx gross internal area 1108.68 sqft | 102.99 sqm

Property reference XM1452

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.



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