



39 Abercainey Place, Blackford
Offers in the region of £157,500

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ESTATES

Price change: £2,500 below Home Report valuation.

Ready to move in to! Trendy, stylish and contemporary! Immaculate well presented semi detached villa with newly installed kitchen, mono-blocked driveway, garden, large shed with power and light.

This property consists of Lounge, Kitchen/Dining Room, Cloakroom, Three Bedrooms, Family Bathroom, Fully Double Glazed, Electric Boiler.

The house is situated in the small village of Blackford, close to Auchterarder and the world famous Gleneagles Hotel, minutes driving to the A9 to Glasgow and South or North to Perth and East Coast.

Home Report Valuation - £160,000



Entrance Hallway 5.81 x 1.17 (19'1" x 3'10")

Entered by hardwood door opening into bright hallway, with doors leading to Cloakroom, Lounge, Kitchen/Dining Room, Staircase leading to upper floor, two large storage cupboards, two centre pendant lights, solid wood flooring in Oak, radiator, display shelf.

Cloakroom 1.50 x 1.21 (4'11" x 4'0")

Two piece suite consisting of WC and wash hand basin with mirror above, chrome heated towel rail, two display shelves, Roman blind, centre light, vinyl flooring, window to the front of the property.

Lounge 4.20 x 3.24 (13'9" x 10'8")

Pleasant Lounge with large window allowing in plenty natural daylight overlooking the front garden, French doors leading to Dining Room/Kitchen, centre light, radiator, carpet flooring, ample room for free standing furniture.

Kitchen 3.0 x 2.72 (9'10" x 8'11")

Newly installed modern contemporary kitchen with ample wall and base units in cream gloss and walnut, Walnut wooden worktops, integrated electric fan assisted oven, combination microwave, oven, grill, four ring halogen hob with stainless steel extractor canopy above, dishwasher. Composite granite sink with drainer and

mixer tap, window overlooking the rear garden, venetian blind, 4 halogen spotlight, Amtico flooring making this a kitchen with the wow factor.

New room**Dining Room 3.0 x 2.58 (9'10" x 8'6")**

Open plan to kitchen and a good size for large table and chairs. Window overlooking rear garden, hardwood door leading out onto decking area at the back garden, 5 centre light, radiator, Amtico flooring.

Top Landing 3.63 x 2.11 (11'11" x 6'11")

Spacious landing with doors leading to the three bedrooms and family bathroom, hatch to fully floored attic with light and power, entered by Ramsay ladder, centre light and carpet flooring.

Master Bedroom 3.51 x 3.27 (11'6" x 10'9")

Large double room with ample room for free standing furniture, fitted wardrobes, centre light, carpet flooring, window overlooking rear garden.

Bedroom 1 3.28 x 3.0 (10'9" x 9'10")

Large double room with window overlooking front garden making this a bright room, fitted wardrobes, centre light, radiator, carpet flooring, ample room for free standing furniture.

Bedroom 2 3.03 x 2.10 (9'11" x 6'11")

Single room with ample space for free standing furniture, fitted wardrobe, window overlooking the front of property, radiator, centre light, carpet flooring. This room would also make a nice Study.

Family Bathroom 2.10 x 2.08 (6'11" x 6'10")

Light room with window overlooking the rear of the property with a deep window ledge for display use, 3 piece suite consisting of WC, pedestal wash hand basin and bath with shower over. Tiling behind bath and shower. Large wall mirror, Bathroom cabinet, Triple spotlight, Roman blind, Vinyl flooring.

Front Garden

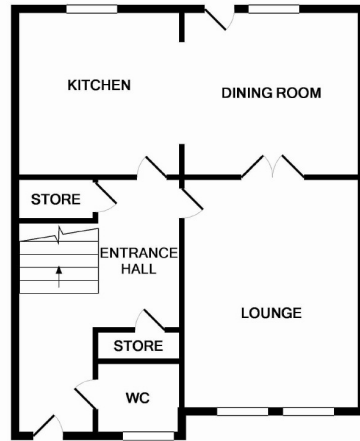
Monoblock driveway with room for two large cars, lawn with flower border and heather bed, outside light.

Rear and Side Garden

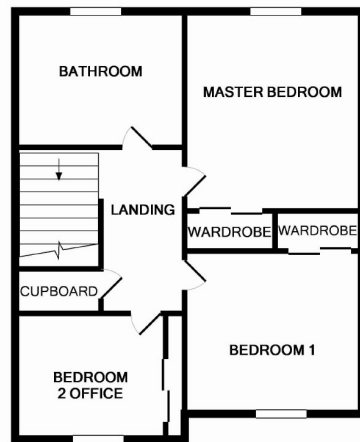
Paving path from the front garden leading to the back door and decking area, large shed, measuring 12'4" x 10'2" with power and light, lawn with flower borders, outside water tap, rotary clothes drier, fencing and gated making this a very secure garden.







GROUND FLOOR



1ST FLOOR

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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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D	62	55-68 D	54
45-54 E		45-54 E	
35-44 F		35-44 F	
25-34 G		25-34 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland	EU Directive 2002/91/EC	Scotland	EU Directive 2002/91/EC

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