

**J & G
WILSON**

Sandyknowe, Moray Street, Blackford, near Gleneagles PH4 1PY.

A quality detached 2 bedroom bungalow in a central village setting. Offers over £175,000.





Particulars of Sale

Gleneagles 4 miles, Auchterarder 5 miles, Stirling 16 miles, Perth 18 miles, Glasgow 42 miles & Edinburgh 46 miles.

A QUALITY DETACHED 2 BEDROOM BUNGALOW ENJOYING A PRIME CENTRAL POSITION IN BLACKFORD.

OFFERS OVER £175,000.

PARTICULARS OF SALE

SITUATION

Sandyknowe enjoys a central village position with only a short walk to the village primary school, village shop, pub, church and play park. The world famous Gleneagles Hotel is within a few minutes drive of the property.

Auchterarder is only a short car or bus journey away offering secondary schooling, supermarket, banks, Post Office, professional offices, specialist shops, cafes, pubs, restaurants and sporting facilities. There is a railway station at nearby Gleneagles which offers frequent services to Edinburgh, Glasgow, Perth and Dundee.

The nearby A9 / M9 provide easy access to Edinburgh and Glasgow airports as well as fine commuter links throughout Scotland.



GENERAL DESCRIPTION

Sandyknowe is an attractive detached bungalow enjoying a prime position at the heart of the village.

The accommodation comprises a vestibule, a reception hall, a spacious lounge, a fitted kitchen / appliances, 2 bedrooms, a store room and a wet room shower room.

There is an oil central heating system and double glazing.

Outside the property features small level gardens finished in mono blocks. There is space to park a car in the rear garden and there is ample street parking nearby.

Viewing is recommended to appreciate the many excellent features on offer.

GENERAL INFORMATION

VIEWING Please telephone J & G Wilson on 01577 862302 or email d.fergusson@jgwilson.co.uk

COUNCIL TAX The property is Band D.

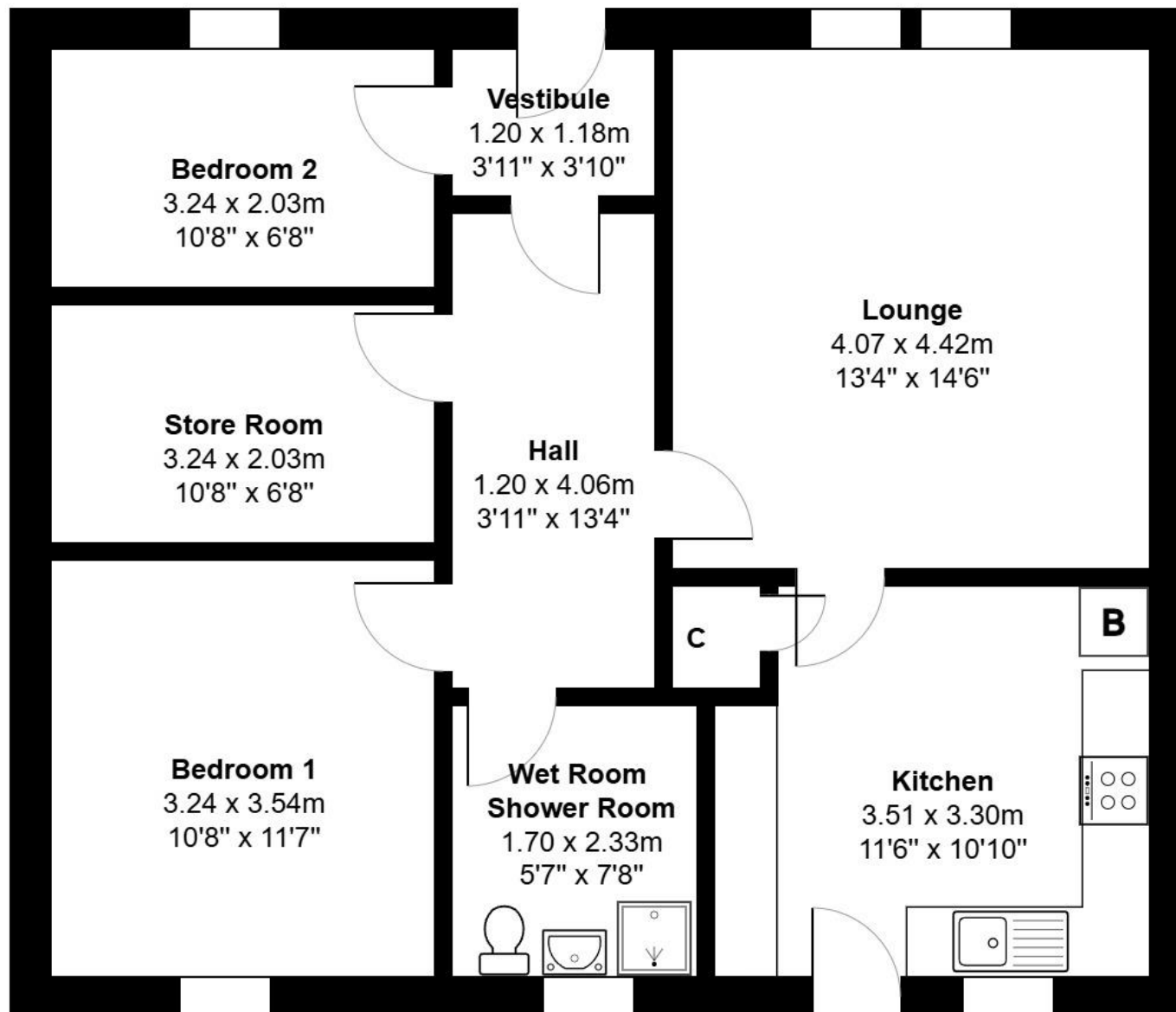
ENERGY RATING The property is rated *(**).

SELLING YOUR OWN HOME J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call Duncan Fergusson 01577 862302 / 07979 105615 or email d.fergusson@jgwilson.co.uk

Particulars prepared September 2025.







Sandyknowe,
Moray Street,
Blackford,
PH4 1PY.
(Not to scale).



PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

Selling Agents

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