



Upper Flat, Rattray House Stirling Street, Blackford – PH4 1QA

Offers Over £114,000



Cathedral City Estates

Upper Flat

Rattray House Stirling Street, Auchterarder

Upper Flat, Rattray House is a well-presented two-bedroom upper-floor apartment located on Stirling Street in the village of Blackford. Bright, practical, and inviting, it will appeal to first-time buyers, downsizers, or those seeking a rental investment. With a welcoming lounge, modern fittings, and a private decked garden space, the property balances comfort with convenience.

Entry is via a part-glazed door into a porch with vinyl flooring, providing useful space for coats and shoes. A further door leads into a generous hall, which connects to all rooms and includes a ceiling hatch giving access to a partially floored attic for extra storage.

The lounge sits to the front and is both spacious and full of character. A woodburning stove set into a decorative fireplace creates a cosy focal point, complemented by ample natural light that makes the room feel bright as well as welcoming.

The kitchen is modern in design, fitted with wall and base units and finished with tile-effect vinyl flooring. Integrated appliances include an oven, hob, washing machine, fridge-freezer, and extractor fan. Like the lounge and main bedroom, it benefits from excellent natural light.

The main bedroom is a comfortable double, carpeted and well-proportioned, with room for free-standing furniture. The second bedroom is a single with built-in storage, offering flexibility as a guest room, study, or home office.

Blackford is a small, friendly village in Perthshire, well known for its historic Tullibardine Distillery and



The bathroom has been upgraded to a high standard, fitted with a bath with shower over, WC, and wash hand basin set into a vanity unit. With part tiling, a chrome heated towel rail, and smart finishes, it is both stylish and practical.

Externally, the property enjoys a small gravel-chipped garden with under-stair storage and a private decked area providing a sheltered spot to sit outdoors. On-street parking is available to the front. Wet electric heating and double glazing ensure year-round comfort. The property is offered chain-free.

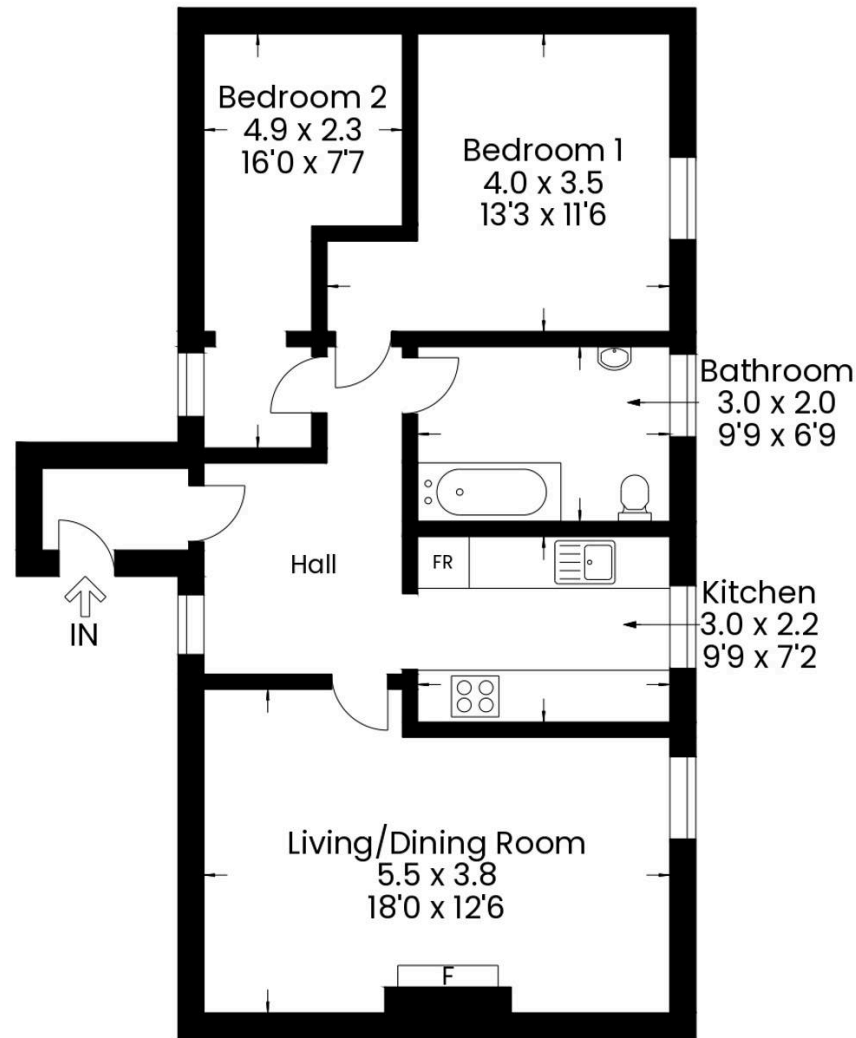
What the owners loved most

The owners particularly enjoyed the cosy lounge with its woodburning stove, the practical modern kitchen, and the stylish bathroom. They also valued the sheltered decked seating area and the convenient location, with easy access to both Perth and Stirling while enjoying village life.

Summary

- Upper-floor two-bedroom flat in Blackford
- Spacious lounge with woodburning stove
- Modern fitted kitchen with integrated appliances
- Bright double bedroom plus single bedroom with storage
- Stylish bathroom with vanity unit and chrome towel rail
- Partially floored attic for storage
- Gravel garden with under-stair storage and private decking
- On-street parking
- Wet electric heating & double glazing
- EPC: Band E
- Council Tax: Band A





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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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