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Leading Perthshire Estate Agency

Riccarton, Barrack Road, Comrie, PH6 2EQ

Offers Over £545,000


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ESTATE & LETTING AGENTS

Buying with Next Home

Riccarton, Barrack Road, Comrie, PH6 2EQ

Many thanks for your interest with Riccarton, Barrack Road, Comrie, PH6 2EQ.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

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We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renown in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

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FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

About the Area

The property is located in the picturesque Strathearn village of Comrie which is approximately 7 miles west of Crieff. There are many local services available within the village including a Post Office, cafe, doctor's surgery, dental practice, hotels, a bank, restaurant and a range of shops.

There are also various leisure pursuits and activities on offer. Further amenities and schooling can be found in the nearby town of Crieff. The vibrant town of Crieff offers a wide range of shops and visitor attractions including Crieff Visitor Centre and Glenturret Distillery.

Crieff is positioned on the edge of the Scottish Highlands therefore the beautiful countryside can be found not far away from the town centre.

There are primary and secondary schools within the town including the reputable Morrisons Academy and public transport is regular and close to hand.





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Property Summary

We are delighted to bring to the market this spacious 4 bedroom detached traditional villa with original period features situated in the sought after village of Comrie.

Riccarton sits on the most impressive plot and has been finished and extended to a very high modern standard.

The accommodation is set over 2 levels and comprises a very welcoming entrance hall, open plan breakfasting kitchen with solid black granite worktop, fitted appliances and large island with a seating area. The extension provides an additional sitting room with French patio doors leading to the garden. A further reception room is located on the ground floor and is currently an open plan lounge/dining room with an attractive bay window to the front. There is also a shower room, large boiler cupboard and a utility/boot room located on the ground floor. There are 4 double bedrooms, the principal having an en-suite and a family bathroom on the first floor.

To the rear there is off-street parking and an outbuilding ideal for storage.

The front garden is enclosed with timber fencing and has a large lawn, graveled driveway for additional parking and a large decking area ideal for outdoor dining in the summer months.

Riccarton is a charming family home and early viewing is highly recommended.



Key property features

- ✓ Rare to the market
- ✓ Sought after location
- ✓ Immaculately presented
- ✓ 4 Double bedrooms
- ✓ Modern décor throughout
- ✓ Sizeable extension
- ✓ Large garden
- ✓ Spacious contemporary kitchen
- ✓ Large utility/boot room
- ✓ Charming original features













Next Home - Riccarton, Barrack Road, Comrie, PH6 2EQ

An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and driveways. The overall scene is a typical suburban housing estate.

Have a property to sell?

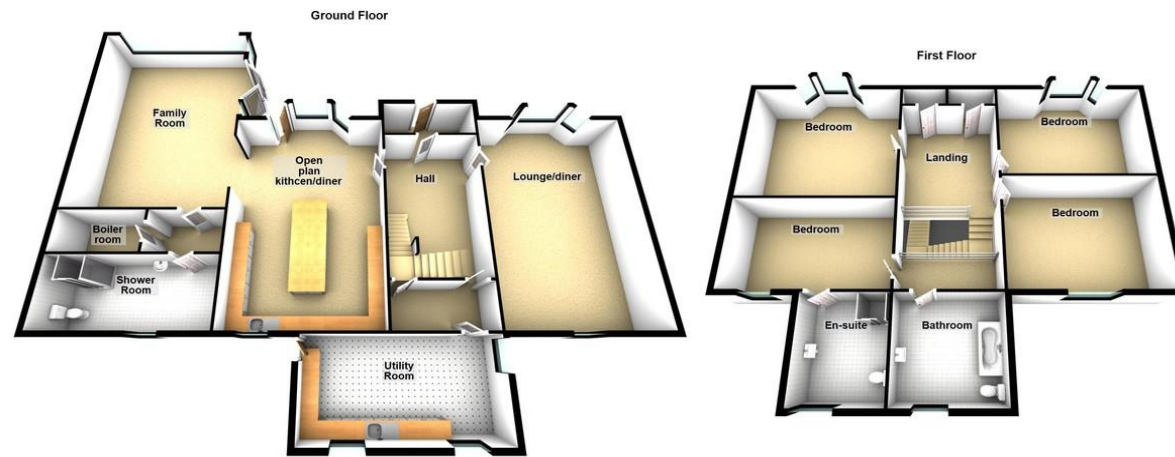
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

VESTIBULE

HALL

20' 5" x 6' 6" (6.22m x 1.98m)

LOUNGE/DINER

28' 9" x 13' 4" (8.76m x 4.06m)

KITCHEN/DINER

27' 6" x 1' (8.38m x 0.3m)

FAMILY ROOM

32' x 11' 9" (9.75m x 3.58m)

SHOWER ROOM

10' 4" x 4' 5" (3.15m x 1.35m)

UTILITY ROOM

15' 2" x 9' 3" (4.62m x 2.82m)

LANDING

20' 4" x 6' 9" (6.2m x 2.06m)

BEDROOM(BACK)

13' 5" x 10' 4" (4.09m x 3.15m)

ENSUITE

9' 7" x 6' 2" (2.92m x 1.88m)

BEDROOM(BACK)

13' 4" x 11' 6" (4.06m x 3.51m)

BEDROOM(FRONT RIGHT)

13' 4" x 14' 3" (4.06m x 4.34m)

BEDROOM(FRONT LEFT)

13' 5" x 15' 7" (4.09m x 4.75m)

BATHROOM

7' 2" x 6' 2" (2.18m x 1.88m)

PLEASE NOTE: 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 or representations 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 representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

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