

# Buying with Next Home

Leesthorpe, 10 Burrell Square, Crieff, PH7 4DP

Many thanks for your interest with Leesthorpe, 10 Burrell Square, Crieff, PH7 4DP.

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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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 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 Morrison's Academy and public transport is regular and close to hand.



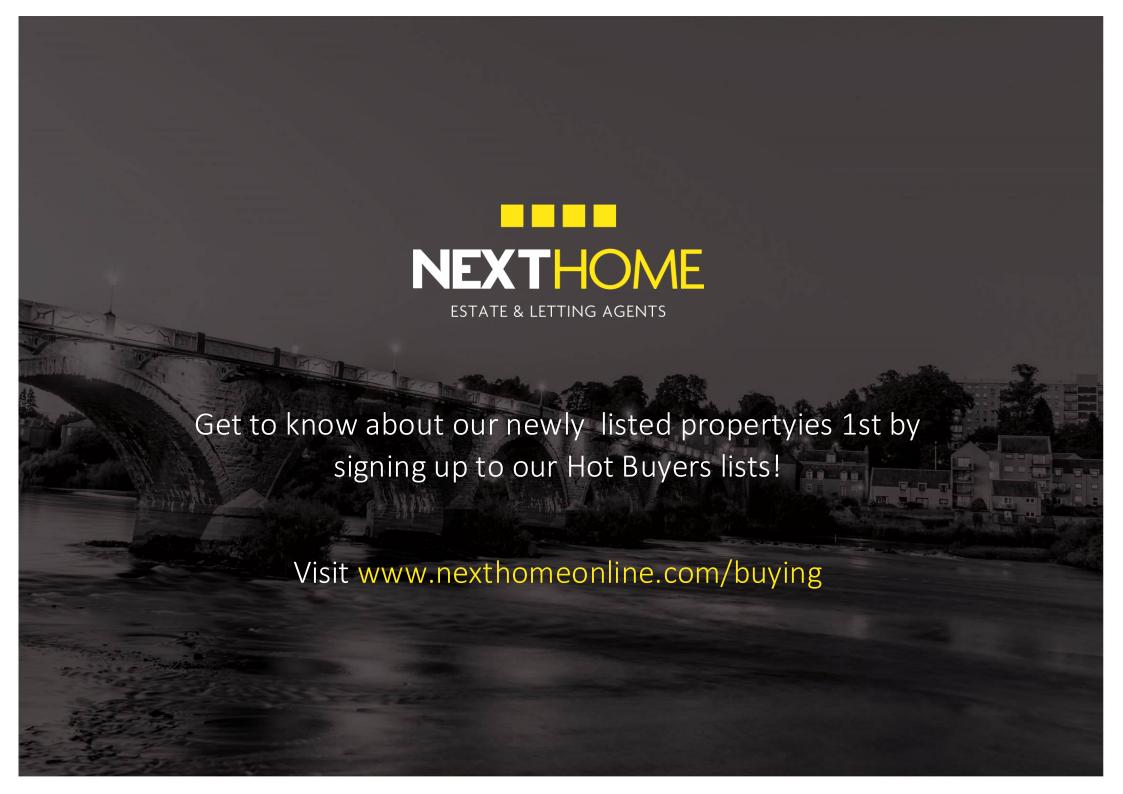












## Property Summary

Next Home is delighted to present this rare-to-market Victorian three-bedroom mid-terraced house, ideally situated in Crieff's historic and highly sought-after Burrell Square. Set within a conservation area, this charming character property offers a perfect blend of period elegance and modern living.

The home features spacious rooms with impressively high ceilings throughout, creating a bright and airy atmosphere across both floors.

On the ground level, the accommodation comprises a large and inviting lounge, a modern and well-appointed kitchen/diner ideal for entertaining or family meals, a convenient cloakroom, and a downstairs WC.

Upstairs, the first floor boasts a generous, light-filled landing that leads to a family bathroom and three large double bedrooms, all offering ample space and comfort. The home benefits from modern gas central heating and double glazing, ensuring warmth and efficiency throughout the year.

Externally, the property enjoys a large, sun-filled rear garden complete with a suspended decking area, which offers potential for extension subject to appropriate consents. Further practical advantages include garage storage and direct access to the street from the rear of the garden.





### Key property features

- ✓ Victorian character property
- Large, spacious rooms
- ✓ High ceilings throughout
- **❤** Stylish and contemporary kitchen/diner
- 3 Double bedrooms
- **У** Off street parking
- ✓ Gas central heating & double glazing
- ✓ Suspended decking area
- ❤ Sun filled rear garden
- **У** External storage





























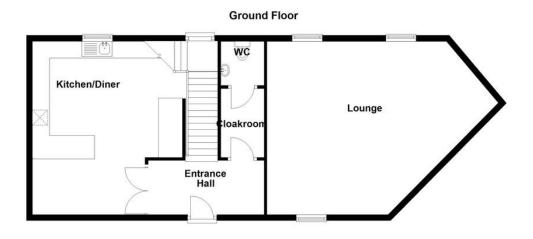


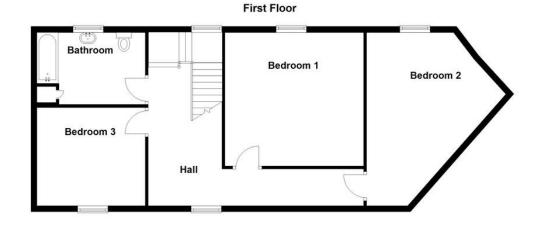






### Floorplans









#### Property Room sizes

BEDROOM 2

17' 9" x 14' 9" (5.43m x 4.5m)

BEDROOM 1

14'5" x 8' 11" (4.4m x 2.72m)

BEDROOM 3

10' 5" x 8' 8" (3.19m x 2.66m)

**BATHROOM** 

7' 4" x 8' 8" (2.24m x 2.66m)

KITCHEN/DINER

17' 9" x 15' 6" (5.43m x 4.74m)

LOUNGE

17' 9" x 21' 2" (5.43m x 6.46m)

**CLOAKROOM** 

6' 7" x 2' 11" (2.03m x 0.89m)

WC

6'2" x 2' 11" (1.88m x 0.89m)

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 roomsizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, fumiture etc.



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