

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Leesthorpe, 10 Burrell Square, Crieff, PH7 4DP

Offers Over £210,000



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**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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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.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

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.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

# Next Home your number 1 choice for property sales



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

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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.







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# 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
- ✓ Off - street parking
- ✓ Gas central heating & double glazing
- ✓ Suspended decking area
- ✓ Sun filled rear garden
- ✓ External storage























An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled 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 peaceful and typical of a suburban setting.

# Have a property to sell?

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



## NEXTHOME

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# Floorplans

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# Property Room sizes

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## **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 room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

*The only Perthshire estate agent available 7 days until 9pm*

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