



Buy your next home with Next Home

Leading Perthshire Estate Agency

12 Leadenflower Place, Crieff, PH7 3JD

Offers Over £110,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

12 Leadenflower Place, Crieff, PH7 3JD

Many thanks for your interest with 12 Leadenflower Place, Crieff, PH7 3JD.

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 renowned 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.

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 Morrisons Academy and public transport is regular and close to hand.



Property Summary

Next Home are delighted to bring to the market this 2 bedroom 1st floor apartment with lovely views situated in the popular area of Crieff.

The property would be ideal for a first-time buyer with accommodation comprising: Entrance Hall with access to a fully floored attic, spacious lounge with a wood-burning stove, space for a variety of free-standing furniture and lovely views to the rolling countryside, kitchen with breakfast bar, 2 double bedrooms and a 3-piece bathroom suite.

There is off-street parking pertaining to the property which can fit 2 cars.

There is also a patio and decking area with 2 sheds and a fully landscaped garden to the front of the property.

Gas central heating and double glazing throughout.



Key property features

- ✓ Large attic
- ✓ Landscape garden
- ✓ Off-street parking
- ✓ 2 double bedrooms
- ✓ Lovely countryside views
- ✓ Ideal for a first-time buyer
- ✓ Close to all local amenities
- ✓ Gas central heating
- ✓ Popular residential area
- ✓









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are interspersed with green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. The text is overlaid on the upper half of the image.

Have a property to sell?

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

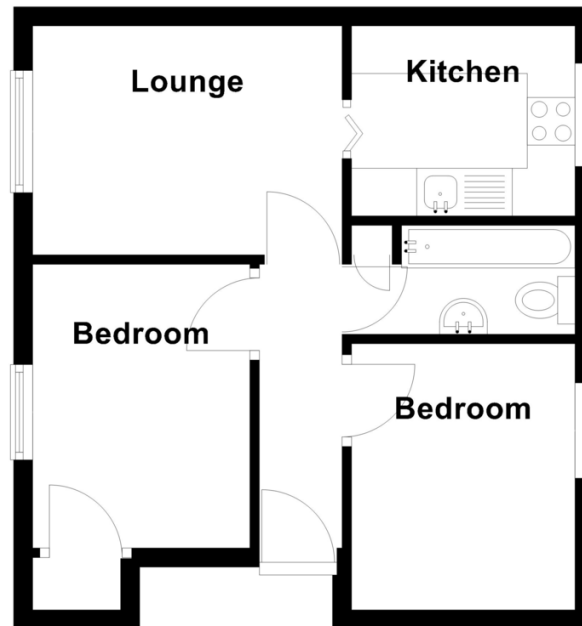


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Floorplans

First Floor



Property Room sizes

HALL

13' 1" x 6' 7" (3.99m x 2.01m)

LOUNGE

16' 2" x 11' 6" (4.93m x 3.51m)

KITCHEN

9' 11" x 6' 7" (3.02m x 2.01m)

BEDROOM

13' 1" x 10' 6" (3.99m x 3.2m)

BEDROOM

11' 6" x 8' 3" (3.51m x 2.51m)

BATHROOM

5' 10" x 4' (1.78m x 1.22m)

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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

The only Perthshire estate agent available 7 days until 9pm

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