



# Buy your next home with Next Home

Leading Perthshire Estate Agency

Fidra Cottage, 19 Mitchell Street, Crieff, PH7 3AG

Offers Over £165,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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Fidra Cottage, 19 Mitchell Street, Crieff, PH7 3AG

Many thanks for your interest in  
Fidra Cottage, 19 Mitchell Street, Crieff,  
PH7 3AG.

Next Home Estate Agents dedicate  
themselves to be available when you are,  
offering an unbeatable service 7 days a  
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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  
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reasons we know the local markets so  
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If you're a first-time buyer we have  
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If you would like to be kept informed of  
other great properties like this one, please  
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will email you of new property listings and  
property 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 Morrisons Academy and public transport is regular and close to hand.



# Property summary

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Next Home are delighted to bring to the market this great opportunity to purchase this versatile 2/3 bedroom semi-detached villa situated in the popular town of Crieff.

This property is ideal for a first time buyer with flexible accommodation set over 2 levels comprising: vestibule, entrance hall with under-stair storage, lounge/bedroom with ample room for a range of furniture and attractive bay window feature, dining room/ sitting room, kitchen which gives access to the rear garden, 2 double bedrooms are found on the 1st floor with a 3 piece bathroom suite.

There is private rear garden with lawn and a patio.

On-street parking to the front of the property.

Gas central heating and double glazing throughout.





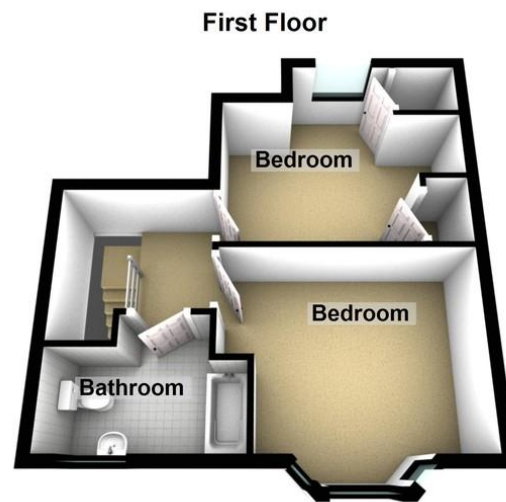
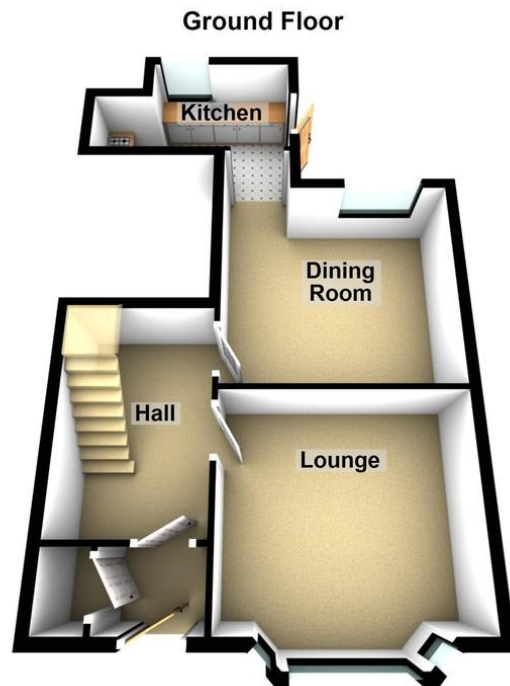
# Key property features

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- ✓ 2/3 Double bedrooms
- ✓ Ideal for a first time buyers
- ✓ Close to town centre
- ✓ Rare to the market
- ✓ Private garden
- ✓ Ideal for a family home
- ✓ Gas central heating



# Floorplans





# Property Room Sizes

VESTIBULE

HALL

LOUNGE 13' 7" X 12' 7" (4.14M X 3.84M)

DINING ROOM 14' 2" X 12' 7" (4.32M X 3.84M)

KITCHEN 11' 9" X 7' 5" (3.58M X 2.26M)

BEDROOM 13' 7" X 13' 7" (4.14M X 4.14M)

BEDROOM 13' 7" X 12' 8" (4.14M X 3.86M)

BATHROOM 9' 5" X 7' 8" (2.87M X 2.34M)

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 ..... 01796 54 80 14

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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