

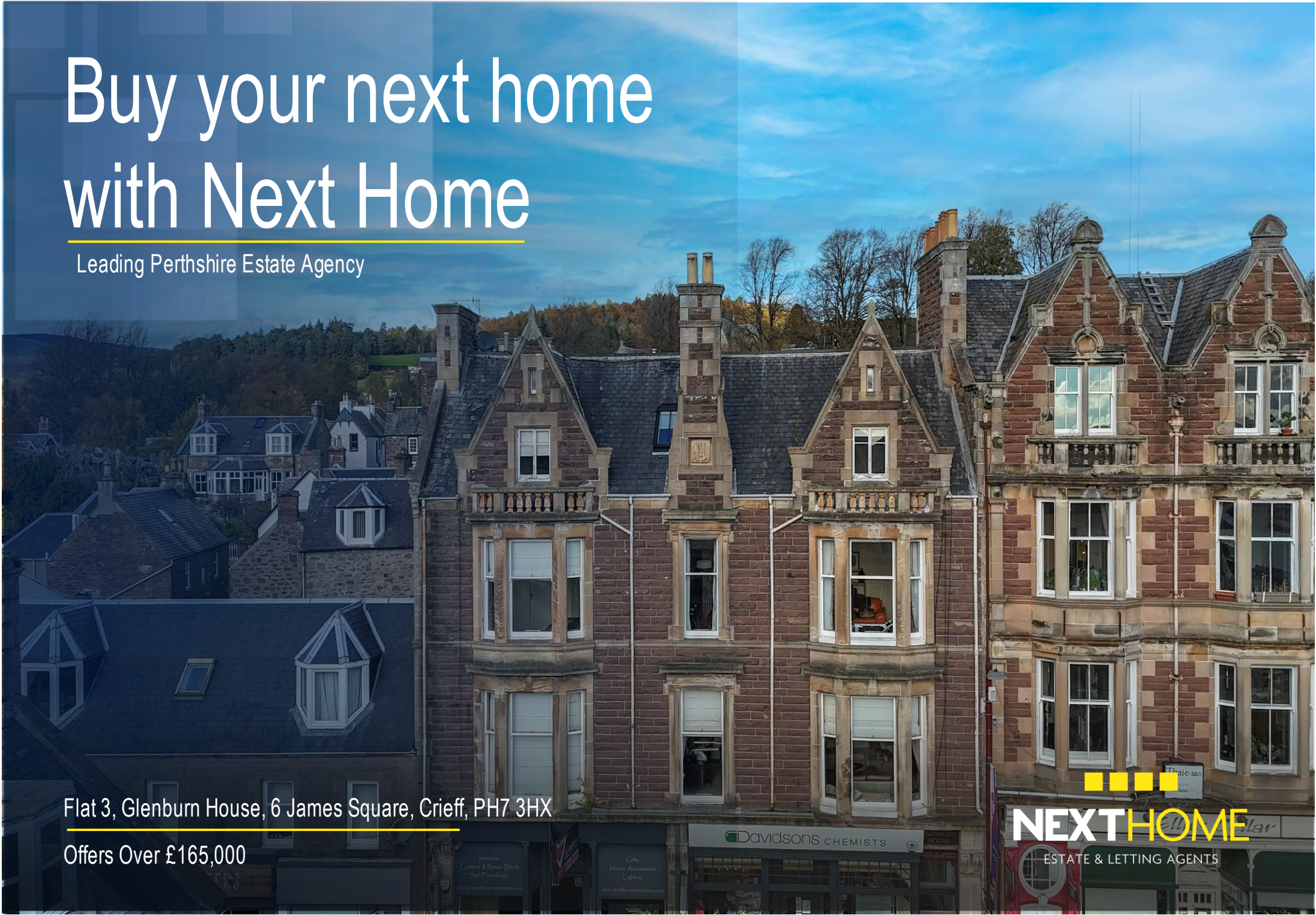
Buy your next home with Next Home

Leading Perthshire Estate Agency

Flat 3, Glenburn House, 6 James Square, Crieff, PH7 3HX

Offers Over £165,000

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NEXTHOME
ESTATE & LETTING AGENTS



Buying with Next Home

Flat 3, Glenburn House, 6 James Square, Crieff, PH7 3HX

Many thanks for your interest with Flat 3, Glenburn House, 6 James Square, Crieff, PH7 3HX.

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

Nestled in the scenic heart of Perthshire, Crieff is a vibrant market town renowned for its charm, community spirit, and stunning countryside views.

The town offers an excellent range of amenities including independent shops, cafés, restaurants, and supermarkets, along with well-regarded schools and leisure facilities. Outdoor enthusiasts are drawn to the area's walking trails, golf courses, and proximity to the River Earn, while the nearby Glenturret Distillery adds a touch of local heritage.

Ideally positioned for commuting, Crieff provides easy access to Perth, Stirling, and Dundee, making it a perfect base for both work and rural living.



Property Summary

We are delighted to bring to the market impressive three-bedroom top floor apartment which offers generous living space, modern comfort, and delightful open views over the square and towards the countryside beyond.

The apartment is accessed via a well-kept communal and bright carpeted stairwell, leading to a welcoming hallway that connects all main rooms. The accommodation features a spacious lounge with a large front-facing window, flooding the room with natural light and showcasing the charming town views.

The kitchen/dining area is well designed, with fitted appliances and ample space for a dining table — an ideal setting for everyday living and entertaining alike. The principal bedroom benefits from an en-suite bathroom, while two further bedrooms offer flexibility for family, guests, or home working. A modern shower room completes the accommodation.

Throughout, the property is bright, airy, and well proportioned, offering both comfort and convenience in a prime central location.

Gas central heating and double glazing throughout.



Key property features

- ✓ Ideal for first time buyers
- ✓ 3 bedrooms
- ✓ Views
- ✓ Spacious rooms throughout
- ✓ Well presented
- ✓ Principal en-suite bathroom
- ✓ Gas
- ✓ Good storage
- ✓ Chain free
- ✓ Well-kept communal areas
- ✓ Parking close by – Permit via PKC











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

ENTRANCE HALL

23' 3" x 4' 9" (7.09m x 1.45m)

LOUNGE

17' 8" x 12' 4" (5.38m x 3.76m)

KITCHEN/DINER

14' 2" x 13' 11" (4.32m x 4.24m)

BEDROOM

17' 1" x 11' 7" (5.21m x 3.53m)

ENSUITE

8' 9" x 6' 5" (2.67m x 1.96m)

BEDROOM

13' 4" x 11' 4" (4.06m x 3.45m)

BEDROOM

15' 3" x 8' 11" (4.65m x 2.72m)

SHOWER ROOM

8' 1" x 6' 11" (2.46m x 2.11m)

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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