

# Buy your next home with Next Home

Leading Perthshire Estate Agency

38b East High Street, Crieff, PH7 3HZ

Offers Over £100,000

**NEXT HOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home



38b East High Street, Crieff, PH7 3HZ

Many thanks for your interest with 38b East High Street, Crieff, PH7 3HZ.

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 excellent opportunity to purchase a bright and well-proportioned two-bedroom top floor apartment situated in the popular town of Crieff.

The accommodation is entered via a welcoming hallway with useful built-in storage, giving access to all rooms. The spacious lounge/dining room is a particular feature, enjoying two front-facing windows which flood the room with natural light and provide attractive elevated views over Crieff and the surrounding countryside.

The kitchen is well laid out and fitted with a built-in oven and grill, four-ring gas hob, and space for white goods, along with two built-in cupboards offering excellent storage.

There are two bedrooms, both of good size, and a three-piece bathroom suite completing the accommodation.

Externally, the property benefits from access to a communal rear drying green as well as a private garden area, providing valuable outdoor space.

Further features include gas central heating and double glazing throughout.



# Key property features

- ✓ 2 double bedrooms
- ✓ Chain free
- ✓ Ideal for a first-time buyer
- ✓ Spacious rooms throughout
- ✓ Good Storage
- ✓ Private garden
- ✓ Lovely views
- ✓ Close to local amenities
- ✓ Gas central heating
- ✓ Communal drying green









# Have a property to sell?

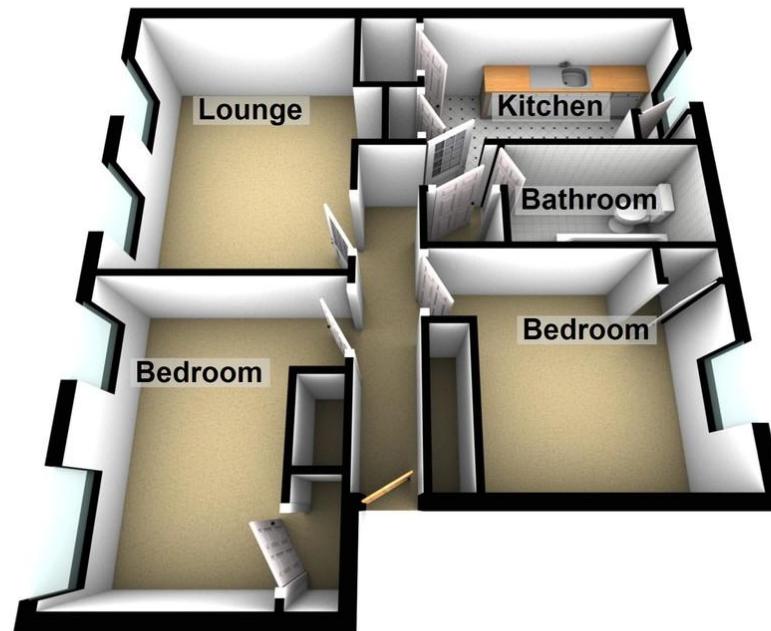
An expert from our local branch will provide you with the most accurate valuation.



# Floorplans

---

Top Floor



# Property Room sizes

---

## HALL

## LOUNGE

14' 2" x 12' 4" (4.32m x 3.76m)

## KITCHEN

12' x 7' 6" (3.66m x 2.29m)

## BEDROOM

12' 7" x 12' 4" (3.84m x 3.76m)

## BEDROOM

12' 6" x 10' 5" (3.81m x 3.18m)

## BATHROOM

8' 9" x 5' 2" (2.67m x 1.57m)

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*

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXT HOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be  
members of the Property  
Ombudsman Scheme