



# Buy your next home with Next Home

Leading Perthshire Estate Agency

13 Hebridean Gardens, Crieff, PH7 3BP

Offers Over £325,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

---

13 Hebridean Gardens, Crieff, PH7 3BP

Many thanks for your interest with 13 Hebridean Gardens, Crieff, PH7 3BP.

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

A rare opportunity to purchase this immaculately presented DETACHED FOUR BEDROOM VILLA situated within a desirable residential area in the town of Crieff.

The spacious accommodation comprises entrance vestibule; wide and welcoming hallway with storage cupboard; bright sizeable lounge with front facing bay window; WC; large dining kitchen with integrated appliances, double doors to the garden and door to the utility room which benefits from having a walk in storage cupboard housing the recently installed boiler.

On the first floor there is a linen cupboard; four double bedrooms, all with fitted wardrobes and the principal having an en-suite shower room and bay window to the front.

The family bathroom benefits from a white suite with shower over the bath.

There is double glazing and gas central heating throughout.

Externally the driveway provides off street parking and leads to the garage.

The rear garden is enclosed with fencing and is laid to lawn for ease of maintenance. Paved patio providing an ideal haven for relaxing and socialising.



# Key property features

---

- ✓ Spacious & beautifully presented
- ✓ Open plan Kitchen and Dining Room
- ✓ Large lounge with feature bay window
- ✓ 4 Double Bedrooms
- ✓ WC, Bathroom & En-Suite
- ✓ Utility Room
- ✓ Double Glazing & Gas Central Heating
- ✓ Garage
- ✓ Enclosed rear garden
- ✓ Close to all amenities







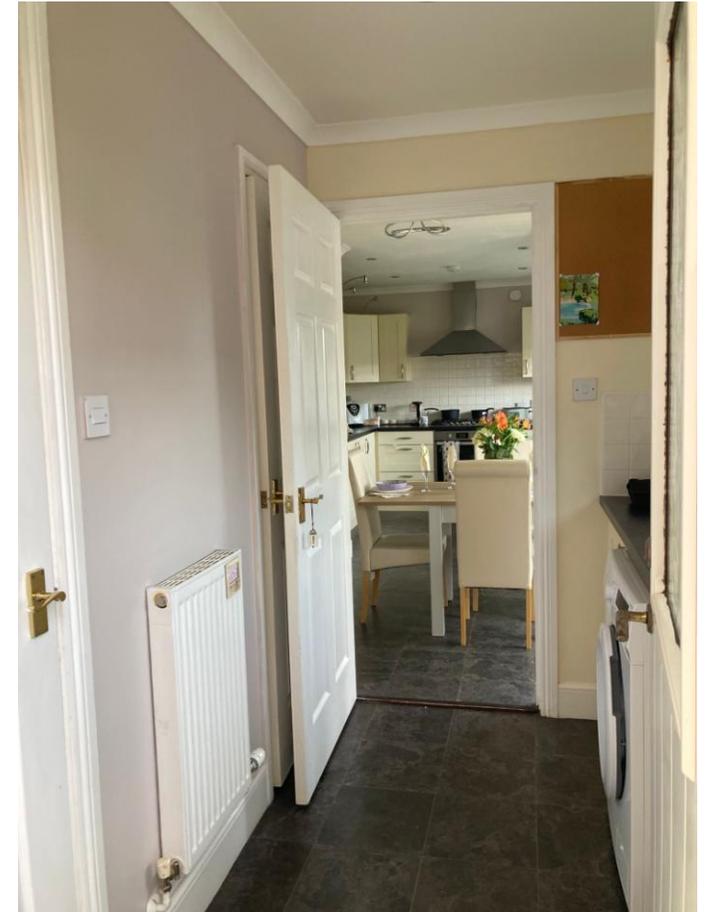




# Floorplans

---





# Property Room Sizes

## KITCHEN/DINING ROOM

16' 7" x 9' 8" (5.05m x 2.95m)

## LOUNGE

15' 5" x 11' 4" (4.7m x 3.45m)

## UTILITY ROOM

8' 5" x 5' 9" (2.57m x 1.75m)

## WC

8' 5" x 5' 5" (2.57m x 1.65m)

## BEDROOM

11' 4" x 10' 4" (3.45m x 3.15m)

## EN-SUITE

5' 4" x 4' 9" (1.63m x 1.45m)

## BEDROOM

11' 4" x 10' 1" (3.45m x 3.07m)

## BEDROOM

11' 4" x 10' 1" (3.45m x 3.07m)

## BEDROOM

11' 4" x 9' 8" (3.45m x 2.95m)

## BATHROOM

6' 8" x 6' 5" (2.03m x 1.96m)

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.



**NEXTHOME**  
ESTATE & LETTING AGENTS

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. NEXTHOME (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