

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Croila, 5 Hope Place, Crieff, PH7 3DL

Offers Over £450,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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Croila, 5 Hope Place, Crieff, PH7 3DL

Many thanks for your interest with Croila, 5 Hope Place, Crieff, PH7 3DL.

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.

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# Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a  
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Registered Buyers



No obligation  
mortgage advice



Conveyancing  
Quotations



First Time Buyer  
with No Deposit



Next Home's  
Buying Guide



Next Home  
Open Days

# About the Area

Situated within a residential development on the edge of the historic market town of Crieff, this property enjoys an excellent balance of peaceful surroundings and convenient access to a wide range of local amenities.

Crieff is one of Perthshire's most desirable towns, renowned for its welcoming community, attractive streetscapes and outstanding countryside setting at the gateway to the Scottish Highlands.

The town centre is just a short distance away and offers an excellent selection of independent shops, cafés, restaurants, traditional pubs and supermarkets, alongside healthcare facilities, leisure amenities and highly regarded primary and secondary schooling. Crieff is well connected to Perth, Stirling and Glasgow via the A85 and surrounding road network, making it an ideal location for commuters while retaining the charm of a thriving country town.

Surrounded by some of Scotland's most spectacular scenery, Crieff is a haven for outdoor enthusiasts. The nearby MacRosty Park provides beautiful riverside walks and family recreation, while Lady Mary's Walk, The Knock and Torlum Hill offer scenic walking routes with panoramic views across Strathearn.

Golfers are well catered for with the popular Crieff Golf Club, and the area also boasts excellent opportunities for cycling, fishing and country pursuits. Crieff is home to several renowned visitor attractions, including the world famous Glenturret Distillery—Scotland's oldest working distillery—and the prestigious Glenturret Lalique Restaurant, holder of two Michelin stars. The iconic Crieff Hydro Hotel offers an extensive range of leisure facilities, spa experiences, dining options and outdoor activities, while nearby Drummond Castle Gardens, regarded as one of Europe's finest formal gardens, provides a spectacular destination throughout the seasons.

Combining exceptional natural beauty, rich history and an outstanding range of amenities, Crieff continues to be one of Perthshire's most sought-after locations, offering an enviable lifestyle for families, professionals, retirees and those seeking a peaceful retreat within easy reach of Scotland's major cities.





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# Property Summary

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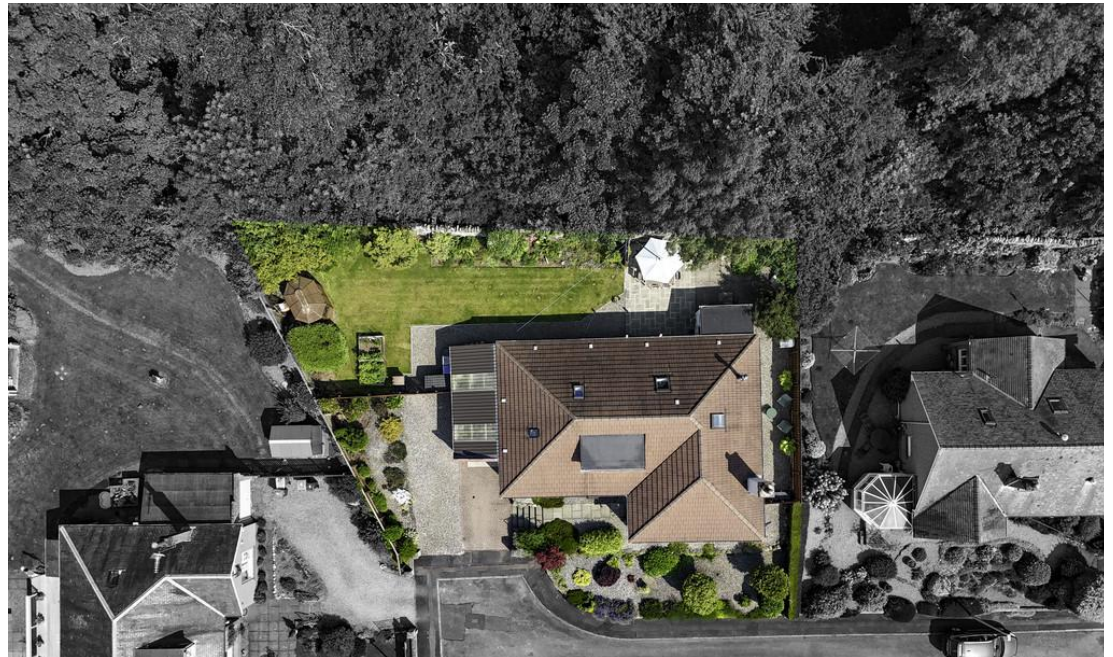
Next Home Estate Agents are delighted to present Criola, an outstanding detached family home occupying an enviable south-facing position within one of Crieff's most sought-after residential locations. Tucked away at the head of a peaceful cul-de-sac, this exceptional property enjoys a sunny elevated setting with breathtaking panoramic views across Crieff, the Strathearn Valley, rolling countryside and the Ochil Hills beyond.

Presented in immaculate move-in condition and finished to an exceptionally high standard throughout, Criola offers spacious, versatile accommodation perfectly suited to modern family living. A welcoming entrance porch and hallway lead to a magnificent living room, where large windows perfectly frame the spectacular views over the Strathearn Valley, creating a wonderful space to relax and unwind. The beautifully appointed kitchen and dining room forms the heart of the home and features a charming wood-burning stove, making it ideal for both everyday family life and entertaining. A separate utility room adds practicality, while a family bathroom and separate shower room enhance convenience. Three generous double bedrooms, all benefiting from built-in storage, complete the ground floor accommodation.

The upper level provides an impressive principal suite comprising a spacious double bedroom, stylish en-suite shower room and adjoining dressing room, creating a luxurious private retreat. A substantial additional storage area further enhances the flexibility of the home.

Externally, the property is surrounded by mature, beautifully maintained gardens enjoying an excellent degree of privacy and sunshine throughout the day. A delightful summer house provides the perfect place to sit and admire the outstanding surroundings, while gated access directly onto the 18th hole of Crieff Golf Club offers a truly unique feature for golf enthusiasts. A private driveway and single garage complete the property.

Further benefits include gas central heating and double glazing throughout. Combining exceptional views, beautifully appointed interiors and a prestigious setting, Criola represents a rare opportunity to acquire one of Crieff's finest family homes.



# Key property features

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- ✓ 4 Double Bedrooms with built in storage
- ✓ Sunny, elevated position
- ✓ Stunning views over the Strathearn Valley
- ✓ Quiet cul de sac
- ✓ Sought after residential location
- ✓ Beautiful mature gardens
- ✓ Feature wood burning stove
- ✓ Driveway & garage
- ✓ Gas central heating and double glazing
- ✓ Gated access from garden to Crieff Golf Course

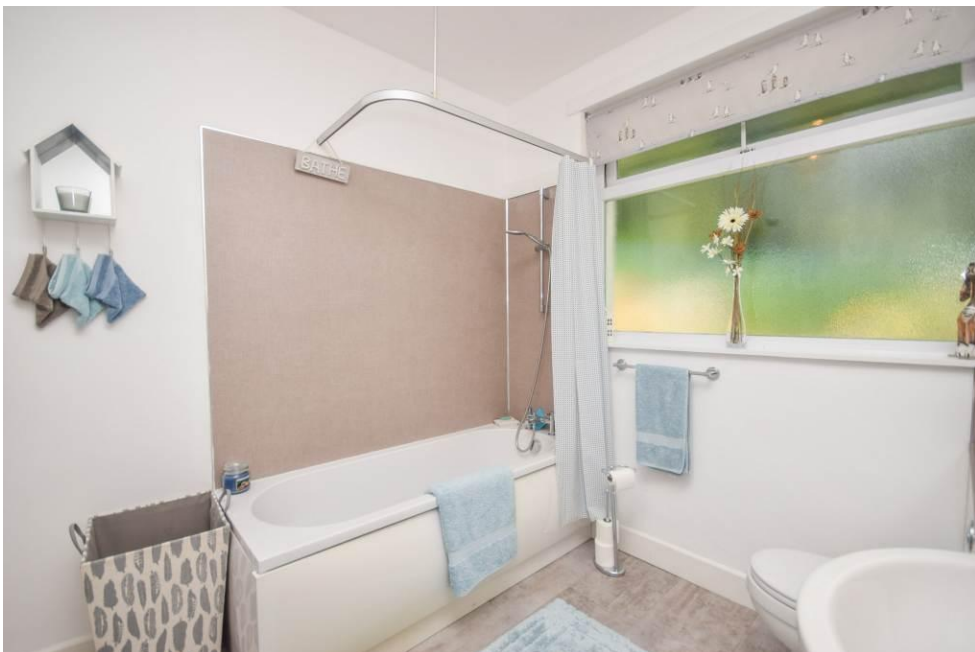














# Have a property to sell?

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

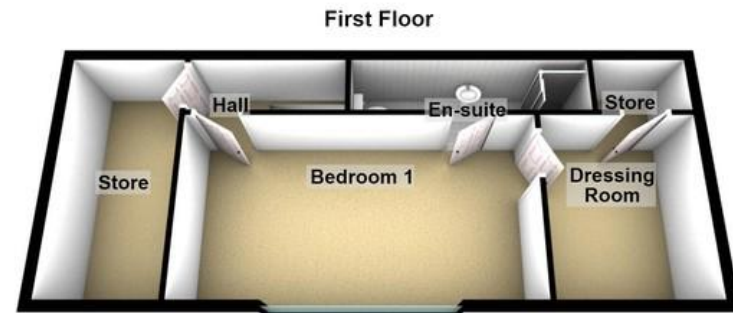
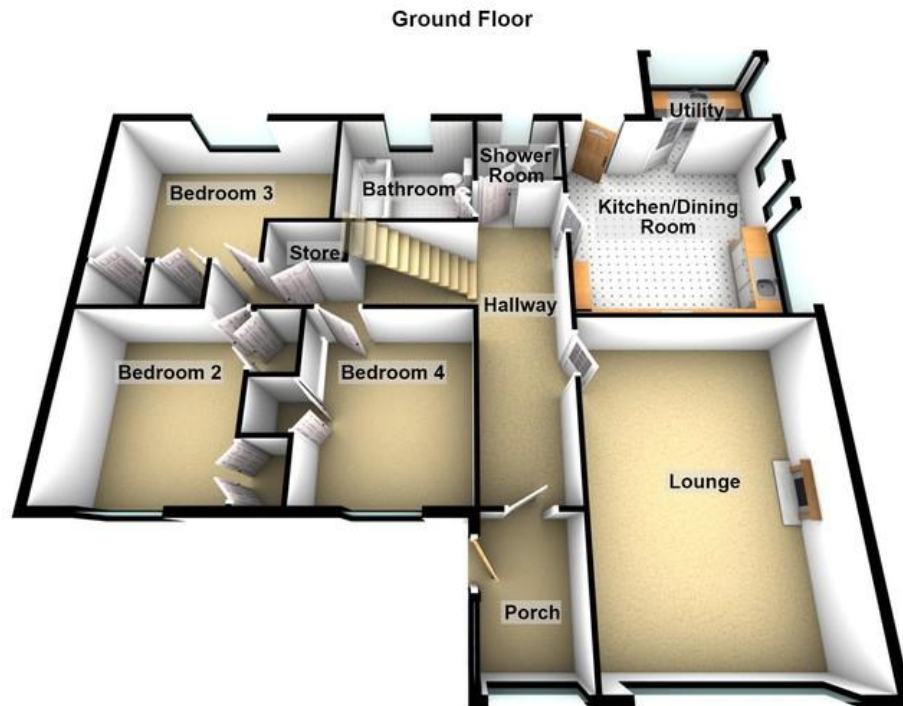


## NEXTHOME

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# Floorplans

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# Property Room Sizes

## FRONT PORCH

8' 10" x 5' 8" (2.69m x 1.73m)

## KITCHEN/DINER

20' 6" x 15' 0" (6.25m x 4.57m)

## UTILITY ROOM

8' 2" x 5' 4" (2.49m x 1.63m)

## LOUNGE

15' x 15' (4.57m x 4.57m)

## BEDROOM 1

20' 0" x 10' 4" (6.1m x 3.15m)

## EN SUITE

13' 11" x 3' 2" (4.25m x 0.99m)

## DRESSING ROOM

10' 4" x 9' 0" (3.15m x 2.74m)

## BEDROOM 2

11' 10" x 10' 10" (3.61m x 3.3m)

## BEDROOM 3

15' 2" x 10' 10" (4.62m x 3.3m)

## BEDROOM 4

11' 10" x 10' 4" (3.61m x 3.15m)

## BATHROOM

7' 10" x 9' 0" (2.4m x 2.76m)

## SHOWER ROOM

5' 8" x 4' 7" (1.73m x 1.41m)

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.



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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)

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