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Leading Perthshire Estate Agency

40 Queens Road, Comrie, Crieff, PH6 2EU

Offers Over


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ESTATE & LETTING AGENTS

Buying with Next Home

40 Queens Road, Comrie, Crieff, PH6 2EU

Many thanks for your interest with 40 Queens Road, Comrie, Crieff, PH6 2EU.

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 property is located in the picturesque Strathearn village of Comrie which is approximately 7 miles west of Crieff.

There are many local services available within the village including a Post Office, cafe, doctor's surgery, dental practice, hotels, a bank, restaurant and a range of shops.

There are also various leisure pursuits and activities on offer. Further amenities and schooling can be found in the nearby town of Crieff.



Property Summary

Next Home Estate Agents are delighted to present this rarely available and beautifully maintained two bedroom upper flat, ideally situated on Queens Road in the highly sought-after village of Comrie. Offering spacious accommodation, attractive views and a private garden, this charming home is presented in true walk-in condition and is sure to appeal to a wide range of purchasers.

The accommodation is bright and generously proportioned throughout, creating a welcoming and comfortable living environment. The spacious lounge is a particular highlight, featuring a working fireplace which provides a wonderful focal point, while large windows frame stunning views towards the surrounding hills. The modern kitchen/diner offers ample space for both cooking and dining, making it ideal for everyday living and entertaining alike.

There are two well-sized double bedrooms, both benefiting from built-in storage, along with a contemporary shower room finished to a high standard. Excellent storage is available throughout the property, adding to the practicality of the accommodation.

Further benefits include gas central heating and double glazing, ensuring comfort and efficiency throughout the year.

Externally, the property enjoys the rare advantage of its own fully enclosed private garden. Thoughtfully designed for low maintenance, the garden is laid to decking and gravel and is complemented by mature trees, creating a peaceful and private outdoor space perfect for relaxing or entertaining. On-street parking is available nearby for added convenience.

Located within easy reach of Comrie's excellent range of local amenities, independent shops, cafés and scenic countryside walks, this attractive home offers an exceptional opportunity to enjoy village living in one of Perthshire's most desirable locations. Early viewing is highly recommended to fully appreciate the space,



Key property features

- ✓ 2 Double Bedrooms
- ✓ Modern kitchen
- ✓ Spacious accommodation throughout
- ✓ Own private garden laid to decking and gravel
- ✓ Gas central heating and double glazing
- ✓ Working feature fireplace
- ✓ Excellent storage
- ✓ Walk-in condition
- ✓ Rare to market
- ✓ Close to local amenities









Have a property to sell?

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



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Floorplans

Ground Floor





Property Room Sizes

LOUNGE

12' 6" x 15' 4" (3.813m x 4.688m)

KITCHEN/DINER

12' 6" x 7' 5" (3.813m x 2.276m)

HALL

9' 2" x 11' 0" (2.813m x 3.365m)

BEDROOM 1

12' 5" x 11' 2" (3.787m x 3.408m)

BEDROOM 2

11' 7" x 10' 0" (3.542m x 3.056m)

SHOWER ROOM

6' 2" x 6' 2" (1.899m x 1.9m)

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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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

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