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Leading Perthshire Estate Agency

Rose Cottage, 21 Dollerie Terrace, Crieff, PH7 3ED

Offers Over £225,000

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ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with Rose Cottage, 21 Dollerie Terrace, Crieff, PH7 3ED.

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 Distilery. 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

We are delighted to bring to the market this spacious detached cottage, enjoying lovely open views to the front and complemented by a generous, enclosed rear garden.

Ideally situated within the town, the property offers well-proportioned accommodation, excellent outdoor space and a comfortable layout ideal for family living.

A welcoming entrance hall with useful storage cupboard leads through to a bright and spacious lounge. The lounge features an attractive fireplace and double doors opening into the conservatory, creating a lovely flow between the living spaces. The conservatory enjoys views over and direct access to the rear garden via further double doors.

A separate dining room provides ample space for a range of freestanding furniture, while the well-appointed kitchen offers plenty of room for free standing appliances. Completing the ground floor is a modern four-piece bathroom suite.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room.

There is double glazing and gas central heating throughout.

Externally, the property boasts attractive front and rear gardens, predominantly laid to lawn with established planted borders. The enclosed rear garden provides an excellent private outdoor space and includes a paved patio area, Summerhouse, two timber sheds and a greenhouse. On-street parking is available to the front of the property.

Key property features

- Detached Cottage
- Home Report £250,000
- Bright Lounge
- Conservatory
- Dining room
- Kitchen
- Bathroom & En-suite shower room
- Large enclosed rear garden
- Greenhouse, Summerhouse & 2 Timber Sheds
- On Street Parking

Have a property to sell?

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

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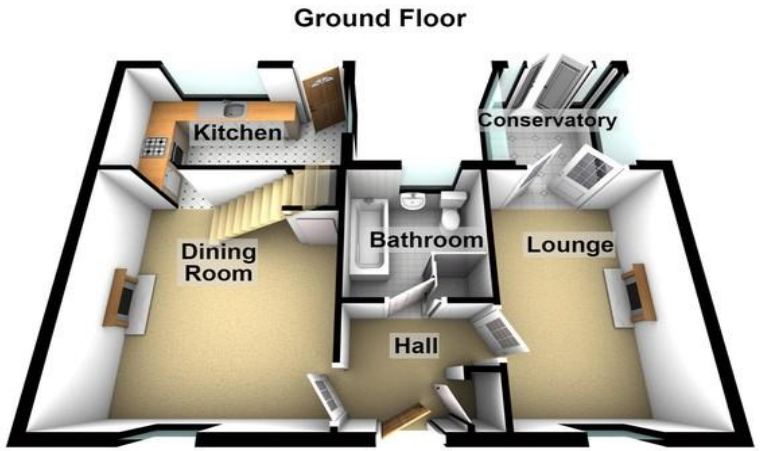
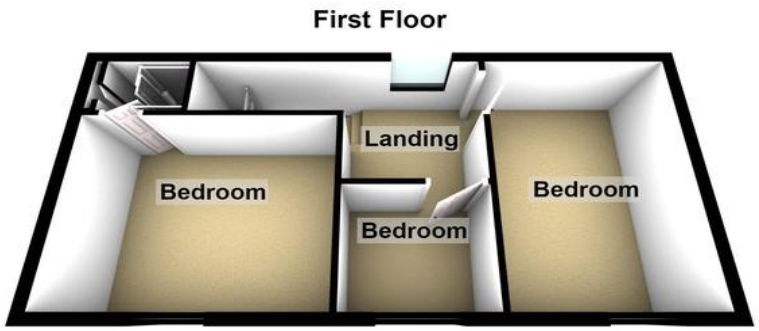
Floorplans


Ground Floor
Kitchen
Conservatory
Dining Room
Bathroom
Lounge
Hall


First Floor
Landing
Bedroom
Bedroom
Bedroom

Property Room Sizes

HALL

LOUNGE

15' 9" x 12' 2" (4.8m x 3.71m)

CONSERVATORY

8' 10" x 6' 7" (2.69m x 2.01m)

BATHROOM

7' 10" x 7' 7" (2.39m x 2.31m)

DINING ROOM

0' 0" x 11' 10" (0m x 3.61m)

KITCHEN

12' 6" x 6' 7" (3.81m x 2.01m)

BEDROOM

14' 9" x 11' 2" (4.5m x 3.4m)

BEDROOM

11' 2" x 11' 2" (3.4m x 3.4m)

EN-SUITE

5' 11" x 2' 11" (1.8m x 0.89m)

BEDROOM

8' 10" x 7' 7" (2.69m x 2.31m)

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

The only Perthshire estate agent available 7 days until 9pm

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The Property Ombudsman

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