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Leading Perthshire Estate Agency

5 Bramblefield, Crieff, PH7 4LU

Offers Over £470,000

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ESTATE & LETTING AGENTS

Buying with Next Home

5 Bramblefield, Crieff, PH7 4LU

Many thanks for your interest with 5 Bramblefield, Crieff, PH7 4LU.

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 Morrison's Academy and Ardvreck School. Public transport links are regular and easily accessible, while daily school buses provide direct transport from Crieff to both Glenalmond and Strathallan School.



Property Summary

5 Bramblefield is an impressive and deceptively spacious four-bedroom home, offering a wonderfully flexible layout and generous accommodation.

From the entrance vestibule, the welcoming hallway provides access to all accommodation. To the front is an attractive lounge, providing a comfortable space to relax.

At the heart of the home is the modern open-plan kitchen and dining area. Designed with everyday living and entertaining in mind, this bright and sociable space enjoys direct access to the garden through double doors.

A particularly generous utility room provides valuable additional storage and workspace and leads to the integral garage.

One of the property's appealing features is the versatility of its ground-floor accommodation. The spacious double bedroom could equally work as a second sitting room, family room or guest suite and benefits from an adjoining office which could potentially be adapted to create an en-suite if required. There is also a shower room and large walk in storage cupboard on the ground floor.

Upstairs there is a family bathroom and three further well-proportioned double bedrooms, including the principal bedroom with its own en-suite shower room.

Outside, the property continues to impress with a large garden offering plenty of room for children, pets, entertaining and outdoor relaxation. There is a timber shed with power, external power socket and tap. A private driveway provides ample off-street parking and leads to the garage, while an electric vehicle charging point adds a useful modern convenience.

Double glazing and gas central heating complete the specification.

With its deceptive proportions, flexible accommodation and generous outdoor space this home offers considerably more than first impressions might suggest and early viewing is highly recommended.



Key property features

- ✓ Deceptively spacious & versatile accommodation
- ✓ Bright open plan kitchen and dining room
- ✓ Large Utility room with access to the garden and door to integral garage
- ✓ Spacious front facing lounge
- ✓ Ground floor shower room
- ✓ Bathroom & En-suite shower room
- ✓ 4 Double bedrooms
- ✓ Sitting room/bedroom 4 with office/dressing room off
- ✓ Enclosed landscaped garden
- ✓ Quiet and desirable residential area











Have a property to sell?

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

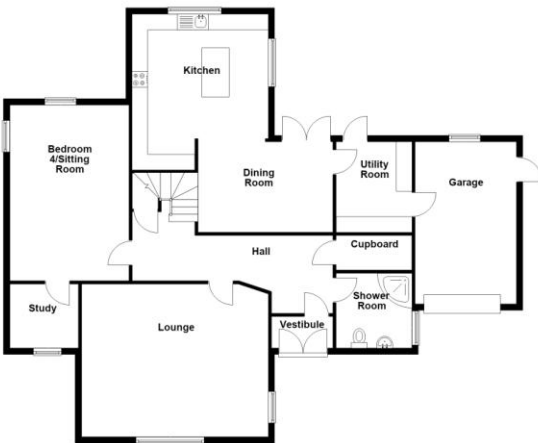


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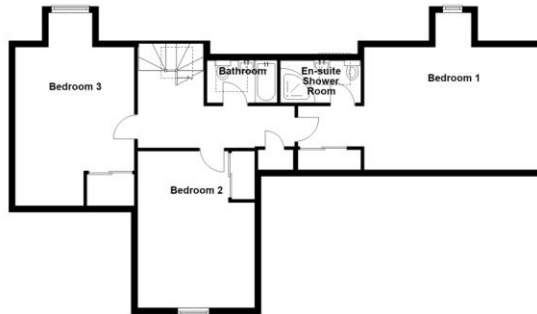
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Floorplans

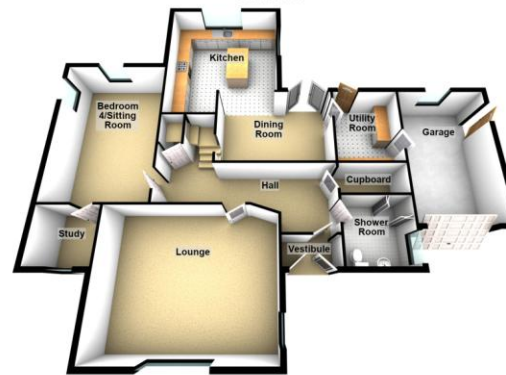
Ground Floor



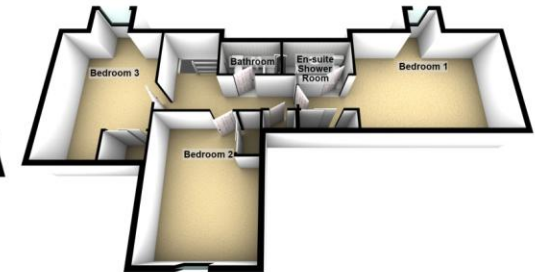
First Floor



Ground Floor



First Floor



Property Room Sizes

VESTIBULE

HALL

LOUNGE

18' 4" x 16' 5" (5.59m x 5m)

DINING AREA

13' 9" x 12' 2" (4.19m x 3.71m)

KITCHEN

14' 5" x 12' 10" (4.39m x 3.91m)

UTILITY ROOM

12' 10" x 7' 10" (3.91m x 2.39m)

SHOWER ROOM

8' 6" x 8' 6" (2.59m x 2.59m)

SITTING ROOM/GROUND FLOOR BEDROOM 4

18' 4" x 14' 9" (5.59m x 4.5m)

STUDY/DRESSING ROOM/POTENTIAL FUTURE SECOND EN-SUITE IF REQUIRED

9' 10" x 8' 2" (3m x 2.49m)

BEDROOM 1

23' 11" x 19' 4" (7.29m x 5.89m)

EN-SUITE

9' 10" x 6' 3" (3m x 1.91m)

BEDROOM 2

16' 5" x 16' 1" (5m x 4.9m)

BEDROOM 3

16' 5" x 13' 1" (5m x 3.99m)

BATHROOM

8' 6" x 6' 3" (2.59m x 1.91m)

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

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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