

Buy your next home with Next Home

Leading Perthshire Estate Agency

Flat 1, Cumloddan House, Millar Street, Crieff, PH7 3AH

Offers Over £125,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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3AH

Many thanks for your interest with Flat 1, Cumloddan House, Millar Street, Crieff, PH7 3AH.

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

Next Home are delighted to bring to the market this fantastic opportunity to purchase this spacious two-bedroom ground floor apartment located within Crieff and offering well-proportioned accommodation throughout.

The property is accessed via a well-maintained communal stairwell, leading to a welcoming entrance hall which provides access to all rooms and benefits from a large storage cupboard.

The lounge/dining room is a particularly generous space, offering ample room for a range of free-standing furniture and ideal for both relaxing and entertaining.

The galley-style kitchen is well arranged, with good worktop space and room for white goods. There are two comfortable double bedrooms, both offering excellent proportions, along with a shower room completing the accommodation.

Externally, the property benefits from off-street parking to the side, as well as additional on-street parking available to the front. There is also a communal garden area. The property also benefits from having a large cellar.

Further features include gas central heating and double glazing throughout.

This well-laid-out apartment offers great space and practicality, making it an ideal purchase for a range of buyers.



Key property features

- ✓ 2 double bedrooms
- ✓ Off-Street parking
- ✓ Communal garden
- ✓ Ideal for a first-time buyer
- ✓ Spacious rooms throughout
- ✓ Gas central heating
- ✓ Popular residential area
- ✓ Close to local amenities
- ✓ Ground floor apartment
- ✓ Chain free









Have a property to sell?

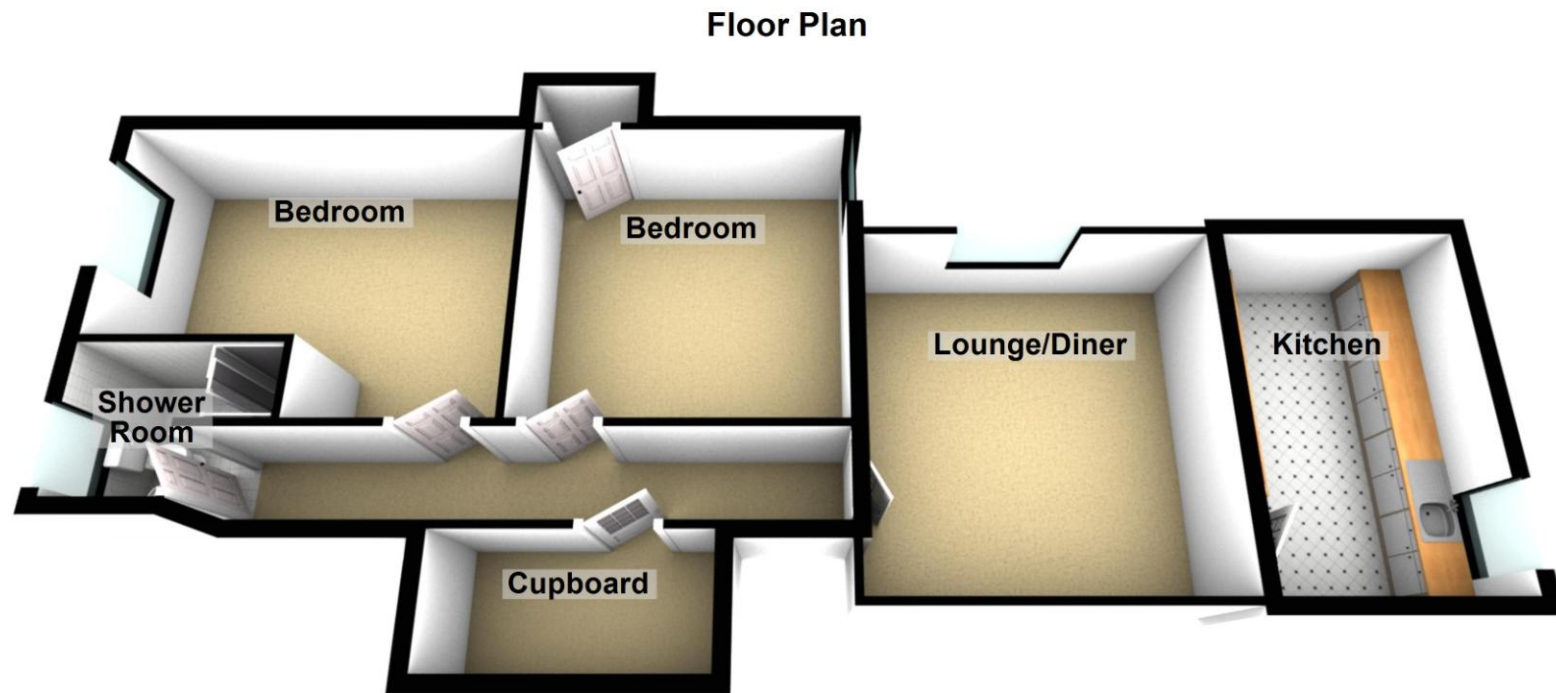
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room Sizes

HALL

LOUNGE

13' 9" x 13' 3" (4.19m x 4.04m)

KITCHEN

13' 9" x 7' (4.19m x 2.13m)

BEDROOM

13' 8" x 12' 11" (4.17m x 3.94m)

BEDROOM

13' 2" x 12' 11" (4.01m x 3.94m)

SHOWER ROOM

5' 3" x 3' 3" (1.6m x 0.99m)

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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