



# Buy your next home with Next Home

Leading Perthshire Estate Agency

1 Lennoch Circle, Comrie, Crieff, PH6 2HS

Offers Over £270,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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1 Lennox Circle, Comrie, Crieff, PH6 2HS

Many thanks for your interest with 1 Lennox Circle, Comrie, Crieff, PH6 2HS.

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

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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, 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

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A rare opportunity to purchase this Detached three-bedroom bungalow situated within the popular village of Comrie.

The property offers spacious and versatile accommodation comprising entrance vestibule; hall with storage; bright lounge; kitchen with space for appliances; utility room; WC; shower room; conservatory and 3 double bedrooms.

There is double glazing and gas central heating throughout.

Externally the garden is enclosed and laid with a mixture of lawn and gravel for ease of maintenance together with paved patio, shrubs and greenhouse.

The driveway provides off street parking for several vehicles and there is an integral single garage.

Early viewing is highly recommended.



# Key property features

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- ✓ Detached bungalow
- ✓ Bright lounge
- ✓ Conservatory
- ✓ Kitchen
- ✓ 3 Bedrooms
- ✓ Shower room & WC
- ✓ Utility room
- ✓ Garage and driveway
- ✓ Large, enclosed garden
- ✓ Double glazing & gas central heating







DSC\_0618

DSC\_0630



An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and garages. The overall scene is a typical suburban housing estate.

# Have a property to sell?

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

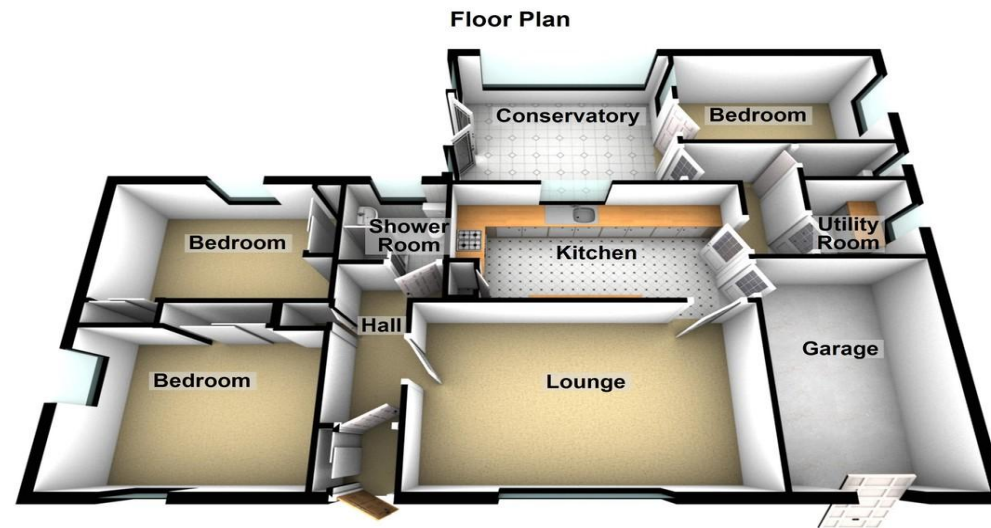


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# Floorplans

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# Property Room Sizes

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## **VESTIBULE**

*4' 0" x 3' 7" (1.22m x 1.09m)*

## **HALL**

*12' 2" x 5' 6" (3.71m x 1.68m)*

## **LOUNGE**

*15' 6" x 13' 5" (4.72m x 4.09m)*

## **KITCHEN**

*13' 9" x 9' 7" (4.19m x 2.92m)*

## **BEDROOM**

*13' 7" x 11' 6" (4.14m x 3.51m)*

## **BEDROOM**

*13' 7" x 9' 6" (4.14m x 2.9m)*

## **SHOWER ROOM**

*7' 3" x 6' 7" (2.21m x 2.01m)*

## **CONSERVATORY**

*16' 5" x 15' 6" (5m x 4.72m)*

## **BEDROOM/DINING ROOM**

*12' 9" x 11' 2" (3.89m x 3.4m)*

## **WC**

## **UTILITY ROOM**

*6' 8" x 5' 7" (2.03m x 1.7m)*

## **GARAGE**

*17' 3" x 9' 1" (5.26m x 2.77m)*

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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

*The only Perthshire estate agent available 7 days until 9pm*

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