



7 Queens Road, Comrie, Crieff, PH6 2EF

Offers Over £165,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

7 Queens Road, Comrie, Crieff, PH6 2EF

Many thanks for your interest with 7 Queens Road, Comrie, Crieff, PH6 2EF.

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

Nestled in the picturesque village of Comrie, 7 Queens Road enjoys a superb setting surrounded by some of Perthshire's finest scenery. The village offers a great range of local shops, cafés and places to eat and drink, including the The Royal Hotel Comrie and

The Melville - Café - Bar - Restaurant. Outdoor enthusiasts are exceptionally well catered for, with the famous Deil's Cauldron and Melville Monument walk close by, alongside the Glen Lednock and Maam Road routes.

The surrounding hills include Ben Chonzie, Ben Vorlich and Stùc a' Chròin, providing fantastic opportunities for hillwalking. Nearby Crieff provides further shopping, schooling and leisure facilities, while the A85 offers convenient links towards Perth and the wider Central Belt.



Property Summary

Set within the highly sought-after Perthshire village of Comrie, this two-bedroom end-terraced home occupies a particularly generous plot and offers an excellent opportunity for first-time buyers, downsizers or those looking to put their own stamp on a property.

The accommodation is well proportioned throughout, with a bright and spacious lounge providing plenty of room for both relaxing and dining. The kitchen offers a good range of fitted units, worktop space and room for appliances, with direct access out to the rear garden.

Upstairs are two generous double bedrooms, both offering excellent space for freestanding furniture, together with a modern shower room featuring a large walk-in shower enclosure.

A major feature of the property is the size of the plot. Being positioned at the end of the terrace, the home benefits from substantial garden ground wrapping around the property, creating fantastic outdoor space with scope for landscaping, entertaining or further development.



Key property features

- ✓ Chain free
- ✓ 2 double bedrooms
- ✓ Large plot
- ✓ Sought after area
- ✓ Off-street parking
- ✓ Close to local amenities
- ✓ Great walks nearby
- ✓ Modern shower room
- ✓ Gas central heating











Have a property to sell?

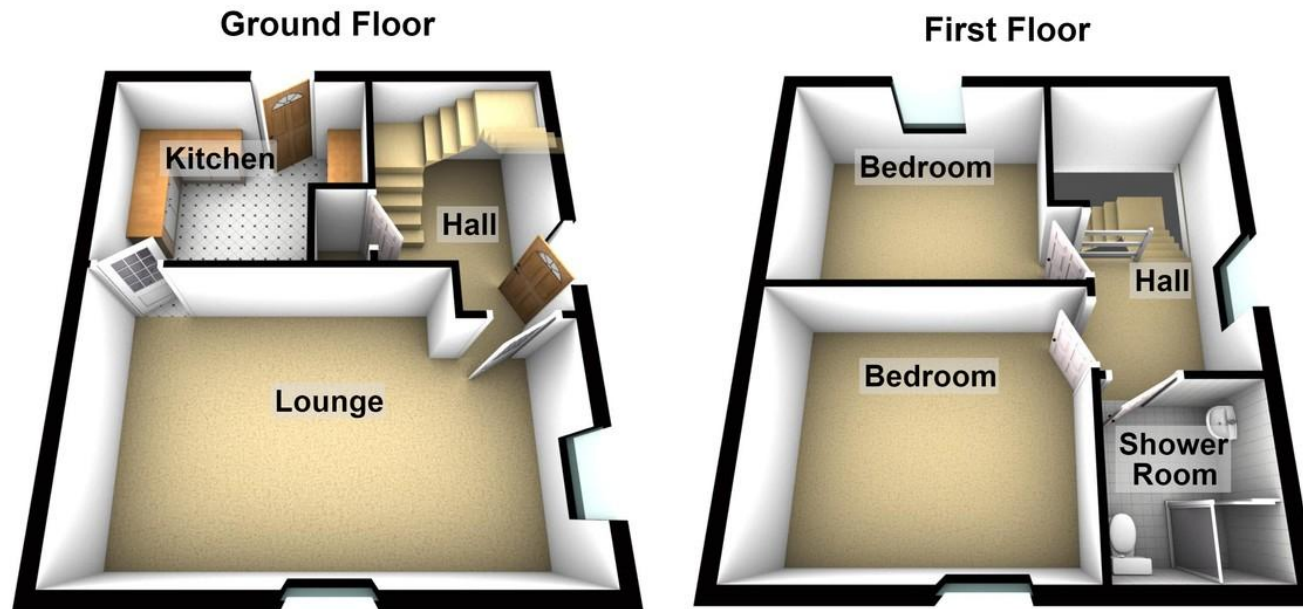
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room Sizes

HALL

LOUNGE

17' 0" x 11' 1" (5.2m x 3.4m)

KITCHEN

10' 9" x 10' 2" (3.3m x 3.1m)

BEDROOM

10' 9" x 10' 2" (3.3m x 3.1m)

BEDROOM

11' 9" x 10' 9" (3.6m x 3.3m)

SHOWER ROOM

8' 2" x 4' 11" (2.5m x 1.5m)

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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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

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