

Buy your next home with Next Home

Leading Perthshire Estate Agency

20 Burrell Street, Crieff, PH7 4DT

Offers Over £95,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

20 Burrell Street, Crieff, PH7 4DT

Many thanks for your interest with 20 Burrell Street, Crieff, PH7 4DT.

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 public transport is regular and close to hand.



Property Summary

At 20 Burrell Street in Crieff, an exciting opportunity waits for those looking to create a home tailored to their own vision or secure a promising investment.

This two-bedroom mid-terrace house is offered as an ongoing project by the current owner, presenting a rare chance to step into a property with significant progress already made and all the essential materials included to see it through to completion.

Inside, the property offers two well-proportioned double bedrooms, providing comfortable accommodation with flexibility for a range of buyers.

The home benefits from double glazing throughout, helping to enhance energy efficiency and comfort. Recent upgrades have already laid the groundwork for a modern finish, including a newly installed kitchen with contemporary units in place with appliances ready to install, and a stylishly appointed shower room that brings a fresh, updated feel to the interior.

Practical improvements continue with the installation of a brand-new electric water heater and modern electric thermostatically controlled radiators, ensuring efficient and reliable heating. Flooring materials are also included, allowing the next owner to complete the interiors with ease.

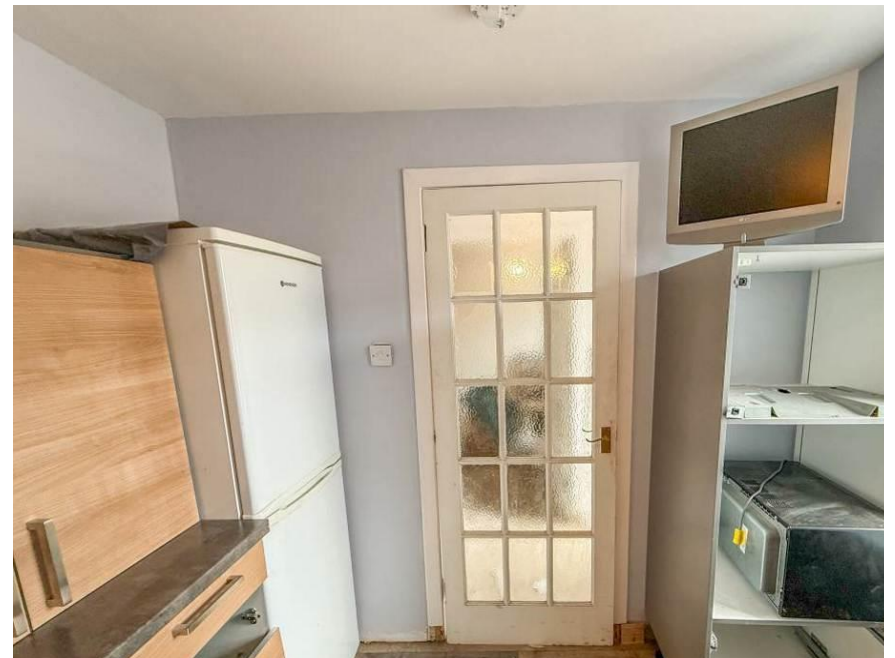
Externally, the property enjoys on-street parking and a convenient location within Crieff, making it well suited to both first-time buyers eager to get onto the property ladder and investors seeking a project with strong potential.

With much of the hard work already undertaken and the remaining materials provided, this is a property that offers both value and opportunity in equal measure.



Key property features

- ✓ Sold as ongoing project
- ✓ Materials required to finish included
- ✓ 2 Double bedrooms
- ✓ Double glazing
- ✓ Brand new electric water heater
- ✓ Brand new electric thermostatic heating
- ✓ Ideal for first time buyer or investor
- ✓ Centrally located
- ✓ Close to local amenities
- ✓ Close to local schools











Have a property to sell?

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

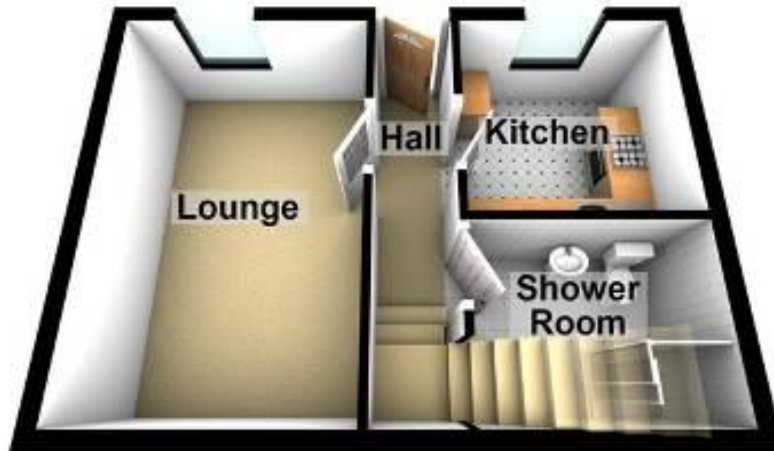


NEXTHOME

ESTATE & LETTING AGENTS

Floorplans

Ground Floor



First Floor





Property Room Sizes

KITCHEN

8' 4" x 8' 2" (2.56m x 2.51m)

LOUNGE

9' 8" x 15' 4" (2.95m x 4.68m)

SHOWER ROOM

8' 3" x 6' 8" (2.52m x 2.04m)

BEDROOM 1

9' 8" x 15' 4" (2.95m x 4.68m)

BEDROOM 2

11' 9" x 8' 9" (3.59m x 2.67m)

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

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme