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Leading Perthshire Estate Agency

2 Meadow Place, Crieff, PH7 4DU

Offers Over £100,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with 2 Meadow Place, Crieff, PH7 4DU.

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

Crieff is an attractive and historic market town set amid the spectacular scenery of Perthshire, offering an appealing combination of thriving local amenities, strong community spirit and easy access to the countryside. Surrounded by rolling hills, woodland and picturesque glens, the town is ideally suited to families, professionals and those seeking a relaxed lifestyle without sacrificing everyday convenience.

The bustling town centre offers an excellent selection of independent shops, cafés, restaurants and traditional pubs, together with supermarkets, healthcare facilities, schooling and a wide range of professional services. Crieff also benefits from excellent leisure and recreational facilities, including golf, tennis and sports clubs.

The town is renowned for the Crieff Hydro Hotel, which offers an extensive range of leisure facilities and outdoor activities. Nearby attractions include the Glenturret Distillery, one of Scotland's oldest working distilleries, while MacRosty Park provides beautiful, landscaped grounds, woodland walks and family-friendly open spaces.

Outdoor enthusiasts are exceptionally well catered for, with numerous walking and cycling routes surrounding the town. The popular Knock of Crieff offers rewarding walks and impressive views, while nearby Comrie, Loch Earn and the surrounding glens provide further opportunities for hiking, cycling, fishing, water sports and exploring the Perthshire countryside.

Crieff is well positioned for travel throughout central Scotland, with convenient road connections to Perth, Stirling, Auchterarder and the A9, providing onward access to Edinburgh, Glasgow and beyond.

Combining beautiful scenery, excellent amenities, a vibrant community and an abundance of recreational opportunities, Crieff offers an enviable lifestyle in the heart of Perthshire.



Property Summary

Next Home Estate Agents are delighted to bring to the market this charming one bedroom stone-built terraced cottage, ideally situated within the heart of the highly desirable town of Crieff. Fully renovated by the current owner and presented in excellent walk-in condition, this attractive property combines traditional character with fresh, contemporary interiors and would make an ideal first home, holiday property, investment opportunity or comfortable home for those looking to downsize.

The accommodation is arranged over two levels and has been thoughtfully upgraded and neutrally decorated throughout, creating a bright and welcoming interior ready for immediate occupation. The main living space comprises a comfortable lounge with open-plan kitchen area, providing a sociable and practical layout for modern living. The newly fitted kitchen offers a stylish contemporary finish and complements the character of the property beautifully.

Upstairs, there is a well-proportioned double bedroom together with a newly fitted modern shower room. Two generous storage cupboards located on the landing provide excellent additional storage, maximising the practicality of the accommodation.

The property further benefits from gas central heating, while parking is conveniently available nearby.

Its central location is a particular highlight, with Crieff's excellent selection of independent shops, cafés, restaurants, supermarkets and everyday amenities all within easy reach. The town is surrounded by beautiful Perthshire countryside, providing numerous opportunities for walking, cycling and enjoying the outdoors.

Combining traditional stone-built charm with a comprehensive modern renovation, low-maintenance accommodation and an excellent town centre location, this delightful cottage represents a fantastic opportunity for a wide range of purchasers.

Early viewing is highly recommended to fully appreciate the quality and convenience on offer.



Key property features

- ✓ 1 Double bedroom with built in storage
- ✓ Fully renovated by current owner
- ✓ Open plan kitchen, dining and lounge
- ✓ Spacious and bright accommodation throughout
- ✓ New kitchen
- ✓ New bathroom
- ✓ Gas central heating
- ✓ On street parking
- ✓ Centrally located
- ✓ Ideal for first time buyers, downsizers or investors











Have a property to sell?

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

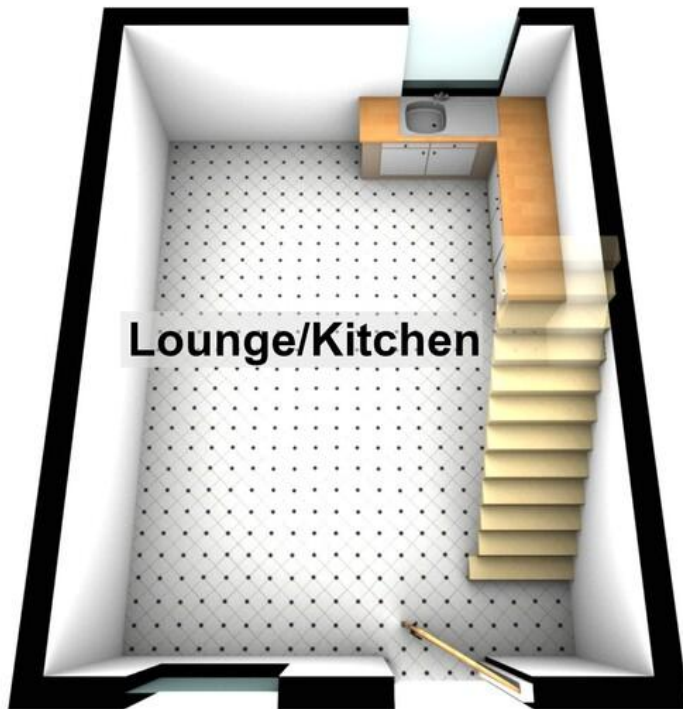


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Floorplans

Ground Floor



First Floor





Property Room Sizes

LOUNGE/DINING/KITCHEN

17' 6" x 13' 1" (5.34m x 4m)

HALLWAY

6' 5" x 3' 10" (1.97m x 1.19m)

SHOWER ROOM

7' 6" x 6' 9" (2.31m x 2.07m)

BEDROOM

11' 3" x 9' 1" (3.43m x 2.79m)

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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