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Leading Perthshire Estate Agency



63 Crammond Place, Perth, PH1 3BW

Offers Over £170,000

NEXT HOME
ESTATE & LETTING AGENTS

Buying with Next Home

63 Crammond Place, Perth, PH1 3BW

Many thanks for your interest with 63 Crammond Place, Perth, PH1 3BW.

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

Perth boasts numerous High Street shops and businesses, cafe quarter, restaurants, cinema, theatre, conference centre, leisure facilities, railway station, hospital, doctors' surgeries, dentists, primary and secondary schools which are all within close proximity.

Perth is a scenic city on the banks of the River Tay and caters for easy commuting to all major cities within the central belt of Scotland.



Property Summary

Set within a popular and well-established residential area, 63 Crammond Place is an immaculately presented three-bedroom mid-terrace home, thoughtfully upgraded to offer modern comfort, style, and practicality—perfect for families, professionals, or first-time buyers alike.

From the moment you step inside, the quality of finish is immediately apparent. The home has been fully redecorated throughout and boasts spacious, well-proportioned rooms enhanced by high-quality fittings and elegant hardwood flooring. A bright and welcoming atmosphere flows seamlessly from room to room, complemented by UPVC windows and doors, full re-insulation, and efficient gas central heating—ensuring year-round comfort and energy efficiency.

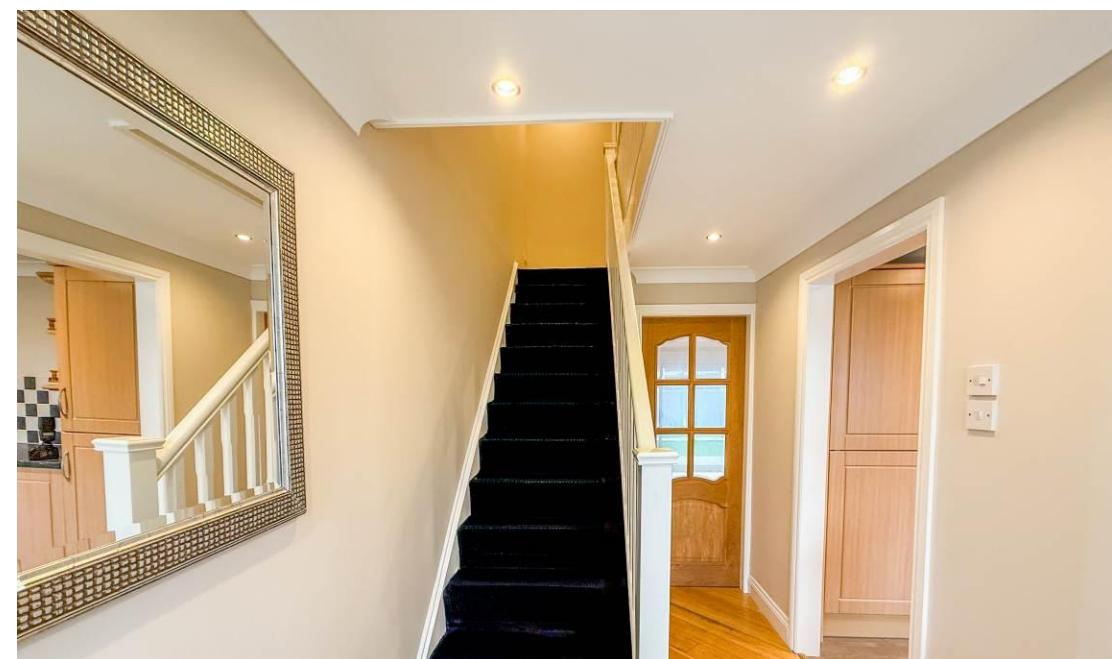
The fully fitted kitchen is both stylish and functional, complete with built-in appliances and ample storage, making it ideal for everyday living and entertaining. The bathroom is finished to a high standard, offering a clean, contemporary space designed for relaxation.

Upstairs, the property offers two generous double bedrooms and a well-sized single bedroom, all featuring fitted wardrobes with sleek sliding doors—providing excellent storage without compromising space.

To the rear, the garden has been thoughtfully landscaped with a combination of decking and grass, creating a versatile outdoor space perfect for relaxing, entertaining, or family time. A large shed with additional workshop adds further appeal, offering excellent storage or hobby potential.

Ideally located close to local amenities and well-regarded schooling, this home combines convenience with a desirable residential setting.

63 Crammond Place is a beautifully finished home where nothing has been overlooked—ready to move into and enjoy from day one.



Key property features

- ✓ Immaculately presented throughout
- ✓ High quality finishings throughout
- ✓ Spacious rooms throughout
- ✓ High quality hardwood flooring
- ✓ Wardrobes with sliding doors to all bedrooms
- ✓ Large shed and workshop space
- ✓ Fully reinsulated
- ✓ Garden laid to decking and grass
- ✓ Popular residential area
- ✓ Close to local amenities









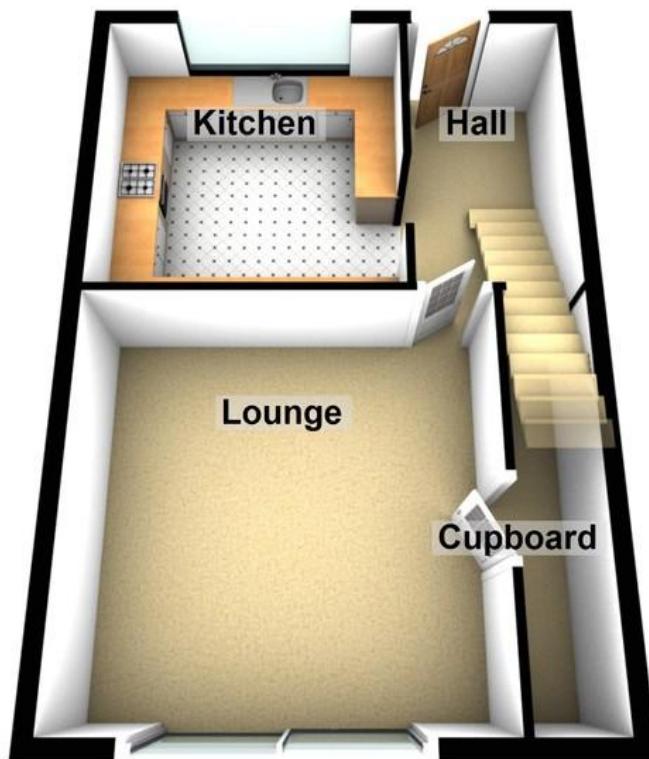
Have a property to sell?

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

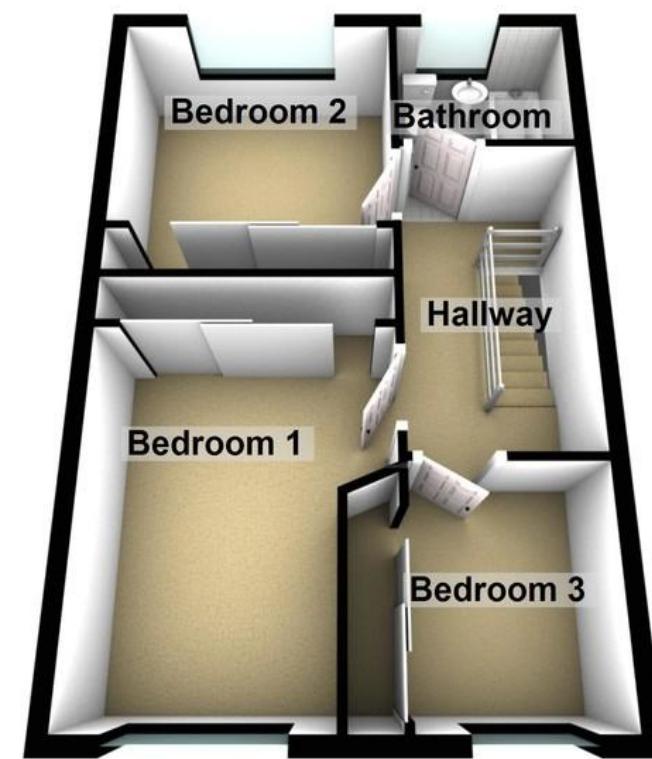


Floorplans

Ground Floor



First Floor





Property Room sizes

KITCHEN

$11'8" \times 11'5" (3.56m \times 3.48m)$

LOUNGE

$14'8" \times 14'9" (4.49m \times 4.51m)$

HALL

$6'0" \times 11'10" (1.84m \times 3.63m)$

BEDROOM 1

$10'8" \times 12'5" (3.26m \times 3.8m)$

BEDROOM 2

$10'8" \times 9'0" (3.26m \times 2.75m)$

BEDROOM 3

$6'3" \times 8'4" (1.92m \times 2.55m)$

BATHROOM

$6'10" \times 5'6" (2.1m \times 1.68m)$

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

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