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Leading Perthshire Estate Agency

41 Milnab Street, Crieff, PH7 4EA

Offers Over £320,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

41 Milnab Street, Crieff, PH7 4EA

Many thanks for your interest with 41 Milnab Street, Crieff, PH7 4EA.

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 reknown 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.

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Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a
week until 9pm



Registered Buyers



No obligation
mortgage advice



Conveyancing
Quotations



First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
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 Morisons Academy and public transport is regular and close to hand.





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Property Summary

Next Home are delighted to bring to the market his immaculately presented three-bedroom semi-detached which home offers a superb blend of character, style and modern comfort, set within a popular residential area of Crieff and enjoying attractive open views.

The accommodation is thoughtfully arranged, with a welcoming lounge forming the heart of the home. Oak flooring runs throughout this space, complemented by a wood-burning stove that creates a warm and inviting focal point, while the open outlook adds to the sense of space and light.

The kitchen is finished to an excellent standard, featuring stone flooring, shaker-style units and solid oak worktops. A bespoke built-in bench provides a practical and sociable dining area, making this a space equally suited to everyday living and entertaining.

The modern bathroom has been stylishly upgraded, with quality tiling and elegant brass fittings creating a contemporary feel.

Upstairs, there are three well-proportioned bedrooms with built in storage, two of which are generous doubles, all presented in excellent decorative order.

Externally, the property benefits from well-maintained outdoor space that complements the home's immaculate interior, offering an ideal setting to relax and enjoy the surrounding views.

Parking can be found to the rear of the property.



Key property features

- ✓ Immaculately presented
- ✓ Ideal family home
- ✓ Quiet location
- ✓ Oak flooring
- ✓ Stone tiling in kitchen
- ✓ Modern kitchen & Bathroom
- ✓ Storage in all bedrooms
- ✓ Elevated views
- ✓ Popular residential area
- ✓ Gas central heating















Have a property to sell?

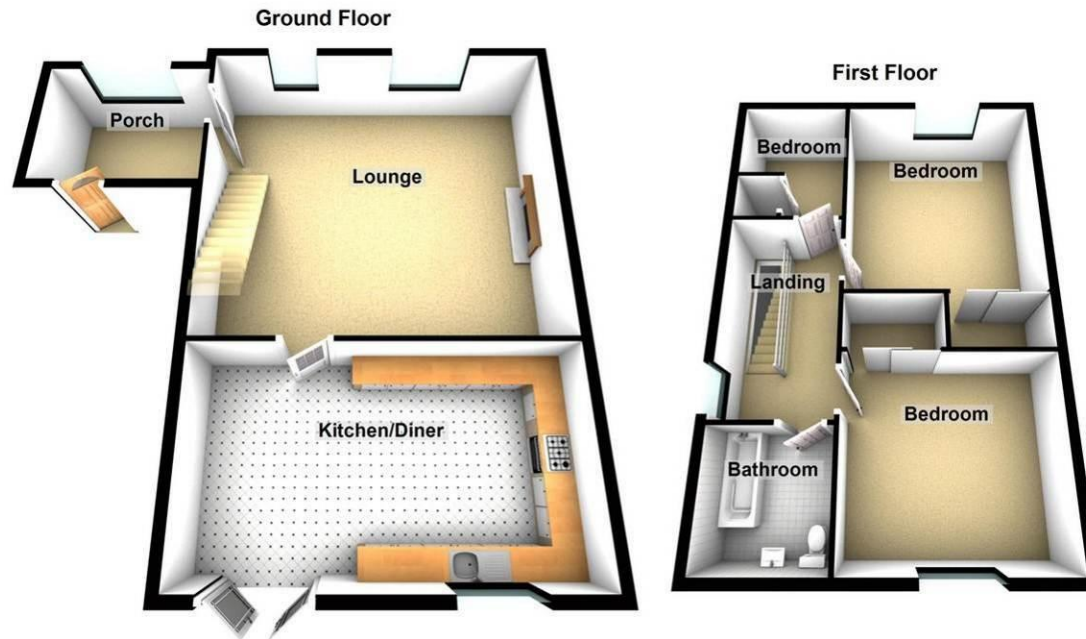
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room sizes

PORCH

LOUNGE

18' 1" x 15a' 5" (5.51m x 4.7m)

KITCHEN/DINER

18' 1" x 11' 2" (5.51m x 3.4m)

LANDING

BEDROOM

13' 1" x 9' 10" (3.99m x 3m)

BEDROOM

10' 10" x 9' 10" (3.3m x 3m)

BEDROOM

9' 2" x 7' 10" (2.79m x 2.39m)

BATHROOM

7' 10" x 6' 7" (2.39m x 2.01m)

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:

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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

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The only Perthshire estate agent available 7 days until 9pm

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