



# Buy your next home with Next Home

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Leading Perthshire Estate Agency

14 Queens Road, Comrie, Crieff, PH6 2EF

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# Buying with Next Home

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14 Queens Road, Comrie, Crieff, PH6 2EF

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2EF.

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# About the area

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The property is in the picturesque Strathearn village of Comrie which is approximately 7 miles west of Crieff.

There are many local services available within the village including a Post Office, cafe, doctor's surgery, dental practice, hotels, restaurant, and a range of shops.

There are also various leisure pursuits and activities on offer. Further amenities and schooling can be found in the nearby town of Crieff.



# Property summary

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We are delighted to bring to the market this immaculately presented TWO BEDROOM SEMI DETACHED VILLA situated within the historic conservation village of Comrie.

The property offers well-proportioned accommodation over 2 floors comprising bright lounge with large front facing window: dining kitchen with modern fitted units and space for appliances, additional cupboard, window to the rear and double French doors to the garden together with door to the side. On the first floor there are two double bedrooms with storage and bathroom with white suite and shower over the bath. There is a floored attic for additional storage.

Externally there is a driveway providing off street parking and gravel chipped driveway to the front. The rear garden is enclosed with a mixture of fencing and hedging and is predominantly laid to lawn with a raised decking area providing an ideal haven for relaxation during the summer months. External store.

Early viewing is highly recommended.





# Key property features

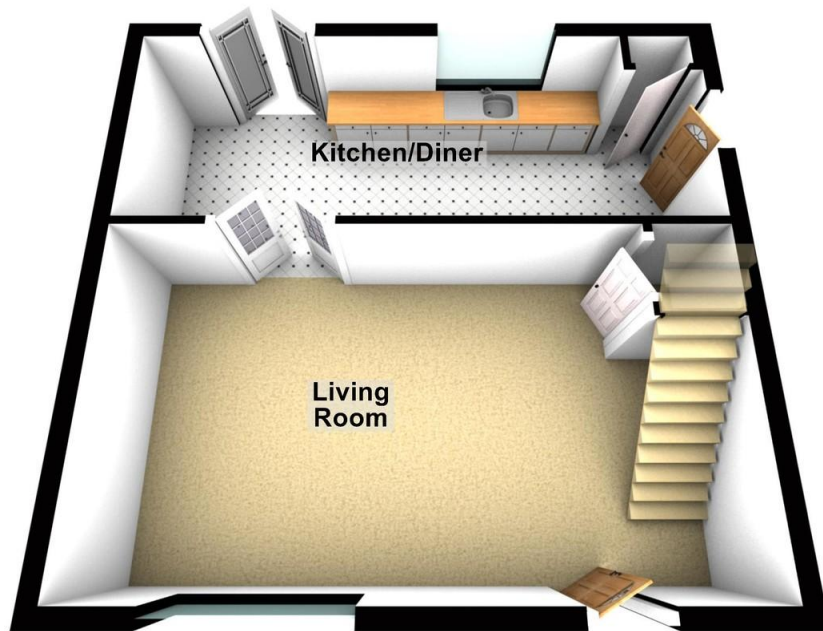
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- ✓ Immaculately presented
- ✓ Bright spacious lounge
- ✓ Dining Kitchen
- ✓ 2 Double Bedrooms
- ✓ Bathroom with white suite
- ✓ Lovey open views
- ✓ Front and rear gardens
- ✓ Driveway
- ✓ Double Glazing & Gas central heating
- ✓ Sought after area

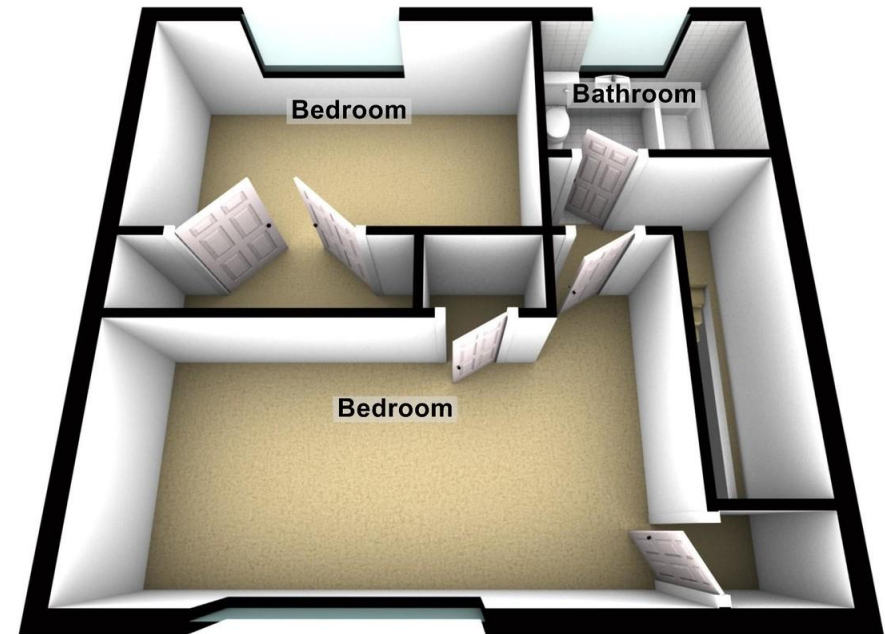


# Floorplans

Ground Floor



First Floor





# Property Room Sizes

LOUNGE 14' 1" X 10' 5" (4.3M X 3.2M)

DINING KITCHEN 17' 4" X 9' 10" (5.3M X 3M)

BATHROOM 5' 10" X 5' 6" (1.8M X 1.7M)

BEDROOM 1 10' 9" X 9' 10" (3.3M X 3.0M)

BEDROOM 2 14' 1" X 10' 5" (4.3M X 3.2M)

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 ..... 01796 54 80 14

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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit: [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

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