



Buy your next home with Next Home

Leading Perthshire Estate Agency

Flat 3, 4 North Bridge Street, Crieff, PH7 3HJ

Offers Over £135,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with Flat 3, 4 North Bridge Street, Crieff, PH7 3HJ.

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

We are delighted to bring to the market this bright and spacious THREE BEDROOM APARTMENT situated within a popular residential area in the town of Crieff.

The sizeable accommodation comprises wide and welcoming entrance hall with storage cupboard; bright lounge with front facing window; breakfasting kitchen with appliances and excellent additional storage; dining room with door to the rear garden; shower room with white suite; principal bedroom with walk in wardrobe and over stair cupboard; two further double bedrooms.

There is double glazing and gas central heating throughout.

Externally there is a private garden pertaining to the property, which is laid to lawn with planted borders, large paved patio area, timber shed and external store with power and light. There is also a communal drying area.

Early viewing is highly recommended to appreciate the quantity and quality of accommodation on offer.



Key property features

- ✓ Bright & Spacious apartment
- ✓ 3 Double bedrooms
- ✓ Breakfasting kitchen & dining room
- ✓ Large lounge
- ✓ Modern shower room
- ✓ Private garden
- ✓ Excellent storage
- ✓ Double Glazing
- ✓ Gas central heating
- ✓ Secure entry door system











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

HALL

13' 9" x 7' 9" (4.19m x 2.36m)

LOUNGE/DINER

19' 2" x 14' 3" (5.84m x 4.34m)

BREAKFASTING KITCHEN

10' 10" x 13' 3" (3.3m x 4.04m)

SHOWER ROOM

8' 2" x 4' 4" (2.49m x 1.32m)

DINING ROOM

12' 0" x 6' 3" (3.66m x 1.91m)

BEDROOM

13' 6" x 11' 11" (4.11m x 3.63m)

WALK IN WARDROBE

6' 8" x 5' 8" (2.03m x 1.73m)

BEDROOM

9' 11" x 9' 1" (3.02m x 2.77m)

BEDROOM

9' 11" x 7' 0" (3.02m x 2.13m)

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.



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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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