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Leading Perthshire Estate Agency

Briardene, Addison Terrace, Crieff, PH7 3AT

Offers Over £200,000



NEXT HOME
ESTATE & LETTING AGENTS

Buying with Next Home



Briardene, Addison Terrace, Crieff, PH7 3AT

Many thanks for your interest with
Briardene, Addison Terrace, Crieff, PH7 3AT.

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
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If you're a first time buyer we have
incentives to help get you onto the property
ladder - our consultants can advise you
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advice to all our buyers.

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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 Morrisons Academy and public transport is regular and close to hand.



Property Summary

A rare opportunity to purchase this spacious South facing END TERRACED THREE BEDROOM TRADITIONAL VILLA situated within walking distance of the town centre and benefiting from having a garage, driveway and garden.

The property retains many charming features including original wooden doors and balustrade together with ornate cornicing.

The generous accommodation comprises entrance vestibule with original tiled flooring; hall with storage cupboard; WC; bright lounge with feature bay window; sitting/dining room and kitchen on the ground floor together with 3 bedrooms and shower room on the first floor.

There is double glazing and gas central heating throughout. Attic.

The rear garden is enclosed with timber fencing and is laid to lawn for ease of maintenance.

Early viewing is highly recommended as a central villa with garage and driveway is unique to the market.



Key property features

- ✓ End terraced traditional villa
- ✓ Bright lounge with Bay window
- ✓ Sitting/Dining room & Kitchen
- ✓ 3 Bedrooms
- ✓ Shower room & WC
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Garage & Driveway
- ✓ Enclosed garden
- ✓ Central location







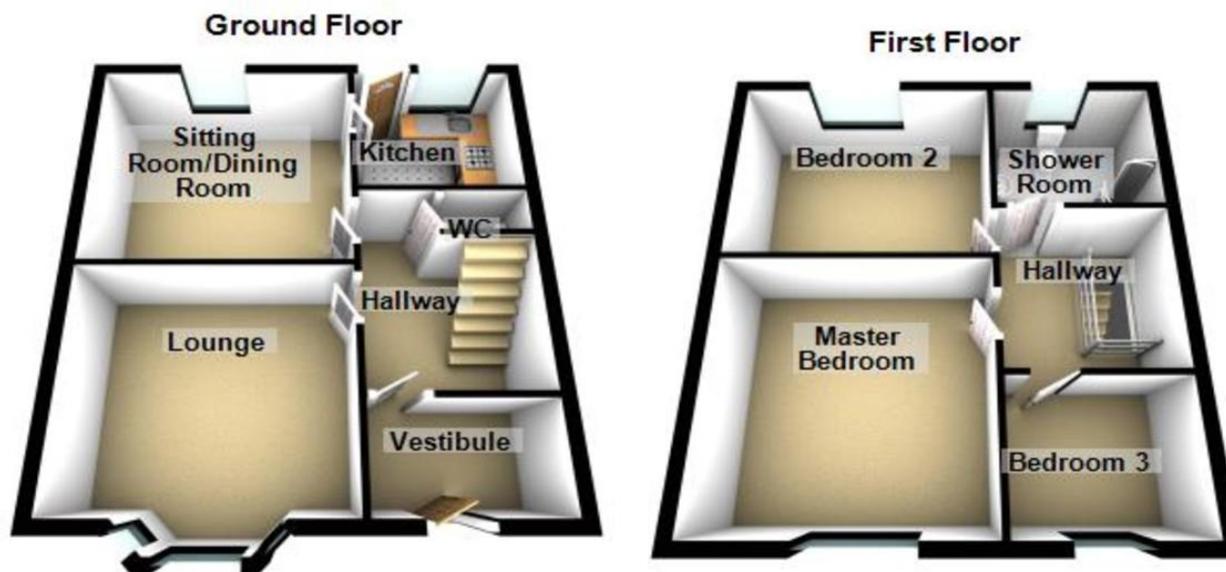


Have a property to sell?

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



Floorplans





Property Room sizes

VESTIBULE

5' 5" x 3' 5" (1.65m x 1.04m)

HALL

14' 2" x 5' 8" (4.32m x 1.73m)

LOUNGE

18' 14" x 13' 9" (5.84m x 4.19m)

SITTING ROOM/DINING ROOM

11' 68" x 11' 36" (5.08m x 4.27m)

KITCHEN

8' 5" x 7' 6" (2.57m x 2.29m)

LANDING

8' 8" x 8' 0" (2.64m x 2.44m)

BEDROOM

13' 7" x 12' 7" (4.14m x 3.84m)

BEDROOM

13' 5" x 12' 5" (4.09m x 3.78m)

BEDROOM

9' 5" x 8' 3" (2.87m x 2.51m)

SHOWER ROOM

7' 4" x 6' 1" (2.24m x 1.85m)

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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