



# Buy your next home with Next Home

Leading Perthshire Estate Agency

8 Langside Drive, Comrie, Crieff, PH6 2HR

Offers Over £500,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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8 Langside Drive, Comrie, Crieff, PH6 2HR

Many thanks for your interest with 8 Langside Drive, Comrie, Crieff, PH6 2HR.

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 property is located 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, a bank, 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 and recently upgraded executive DETACHED FOUR BEDROOM BUNGALOW and PLOT situated within a highly desirable area in the village of Comrie.

The spacious accommodation comprises vestibule; welcoming entrance hall; impressive bespoke dining kitchen with Dekton work surfaces, deep warming drawer, Wolf Range cooker, American fridge/freezer, 2 sinks, cooker tap and dishwasher; split level to the open plan living area with feature media wall incorporating a flame gas fire, vaulted ceiling and 2 sets of sliding patio doors to the garden; four double bedrooms with fitted storage, the principal having a contemporary en-suite shower room; family shower room; large utility room and store.

The property benefits from gas central heating and double glazing.

Eternally the driveway provides parking for several vehicles and the rear garden is enclosed and predominantly laid to lawn with an attractive decking and patio area. The plot extends to approximately 959 m2 and is located at the foot of the garden.

A real feature of the garden is the Sitooterie which offers a magnificent outdoor space with heating, power and light together with motorised blind. Two timber sheds.

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



# Key property features

- ✓ Deceptively spacious detached bungalow & Plot extending to approximately 959m<sup>2</sup>
- ✓ Open plan living accommodation
- ✓ Vaulted ceiling and feature media wall
- ✓ Bespoke kitchen with modern appliances
- ✓ 4 Double Bedrooms
- ✓ En-suite shower room and family shower room
- ✓ Utility room and excellent storage
- ✓ Large driveway to accommodate several vehicles
- ✓ Enclosed garden and open views to the rear
- ✓ Magnificent Sitooterie and outdoor space













# Floorplans

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Floor Plan



# Property Room sizes

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## **VESTIBULE**

4' 4" x 3' 0" (1.32m x 0.91m)

## **HALL**

38' 0" x 10' 10" (w)" (11.58m x 3.3m)

## **LOUNGE AREA**

20' 11" x 17' 2" (6.38m x 5.23m)

## **DINING KITCHEN AREA**

22' 4" x 21' 2" (6.81m x 6.45m)

## **BEDROOM**

16' 11" x 9' 7" (5.16m x 2.92m)

## **EN-SUITE**

8' 7" x 5' 10" (2.62m x 1.78m)

## **BEDROOM**

17' 3" x 11' 0" (5.26m x 3.35m)

## **BEDROOM**

11' 11" x 9' 4" (3.63m x 2.84m)

## **BEDROOM**

12' 0" x 9' 4" (3.66m x 2.84m)

## **SHOWER ROOM**

7' 10" x 4' 5" (2.39m x 1.35m)

## **UTILITY ROOM**

15' 9" x 9' 5" (4.8m x 2.87m)

## **STORE**

9' 5" x 8' 7" (2.87m x 2.62m)



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](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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