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Leading Perthshire Estate Agency

Woodville, Commercial Lane, Comrie, Crieff, PH6 2DP

Offers Over £199,950


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Woodville, Commercial Lane, Comrie, Crieff, PH6
2DP

Many thanks for your interest with Woodville, Commercial Lane, Comrie, Crieff, PH6 2DP.

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, butcher, baker, 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

A rare opportunity to purchase this very well presented TWO BEDROOM END TERRACED BUNGALOW situated within the centre of Comrie, walking distance to all amenities.

The spacious accommodation comprises entrance vestibule; reception hall with cloaks area and 2 storage cupboards; bright lounge with gas fire; modern kitchen with oven, hob, extractor, fridge-freezer and washing machine; 2 double bedrooms with fitted wardrobes and bathroom with separate shower.

There is double glazing and gas central heating throughout.

Externally there is a driveway providing parking for 2 vehicles and to the side is garden which is gravel chipped for ease of maintenance.

To the rear of the property is a further area of garden which is paved and benefits from a timber shed.

Early viewing is highly recommended. Please note that some items of furniture may be available by separate negotiation.



Key property features

- ✓ End Terraced Bungalow
- ✓ Bright Lounge
- ✓ Modern Kitchen
- ✓ 2 Double Bedrooms
- ✓ Bathroom with separate shower
- ✓ Garden and Driveway
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Central location
- ✓ Close to all amenities









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An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and driveways. The overall scene is a typical suburban housing estate.

Have a property to sell?

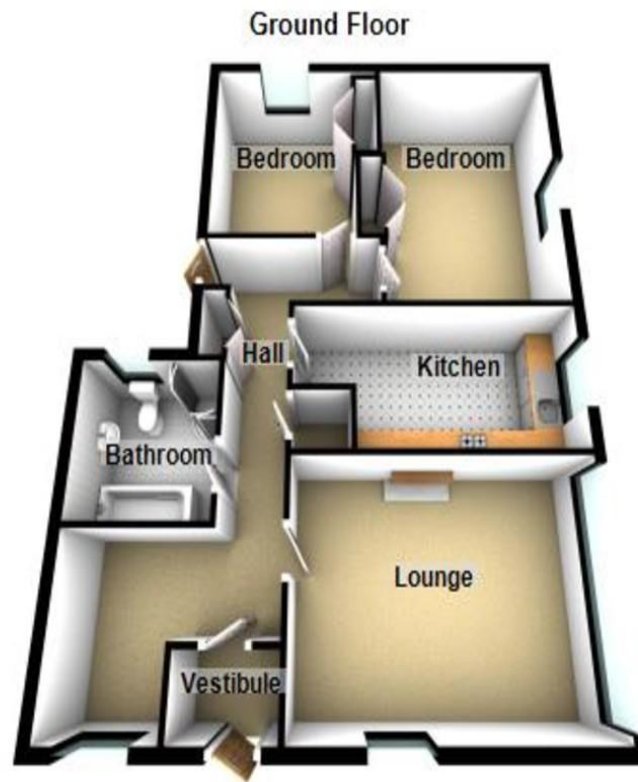
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

HALL

23' 11" x 9' 9" (7.29m x 2.97m)

LOUNGE

15' 8" x 14' 9" (4.78m x 4.5m)

KITCHEN

14' 9" x 6' 11" (4.5m x 2.11m)

BATHROOM

8' 11" x 5' 11" (2.72m x 1.8m)

BEDROOM

13' 7" x 9' 3" (4.14m x 2.82m)

BEDROOM

10' 2" x 9' 6" (3.1m x 2.9m)

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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