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Leading Perthshire Estate Agency

40 Strathearn Court, Crieff, PH7 3DS

Offers Over £85,000

STRATHEARN COURT
PRIVATE HOUSING

RESIDENTS
PARKING
ONLY

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

40 Strathearn Court, Crieff, PH7 3DS

Many thanks for your interest with 40 Strathearn Court, Crieff, PH7 3DS.

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 community of Strathearn court offers a communal lounge that be hired out and offers activities such as arts and crafts and a book club. Rooms can be hired out to friends and family who wish to visit as well.

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

Next Home are delighted to bring to the market this immaculately presented 1 bedroom 1st floor apartment situated in a very sought after area in the popular town of Crieff.

The property has been finished to the highest standards and is ideal for a variety of buyers.

The apartment is situated on the 1st floor with a secure door entry system giving access to a well-kept communal stairwell leading to a newly fitted composite front door and all accommodation on offer which comprises: Entrance hall with built wardrobes with oak doors, welcoming hallway with 2 large cupboards, a spacious and freshly decorated lounge with space for a variety of free-standing furniture, galley kitchen with fitted appliances throughout, a double bedrooms with built in mirrored wardrobes and a modern shower room.

There is triple glazing and gas central heating throughout.



Key property features

- ✓ Solid oak doors throughout
- ✓ Gas central heating
- ✓ Furniture up for separate negotiation
- ✓ Secure door entry system
- ✓ Good Storage
- ✓ Communal gardens and lounge.
- ✓ Close to all local amenities
- ✓ Popular residential area
- ✓ Immaculately presented
- ✓ Chain free - Immediate entry available









Have a property to sell?

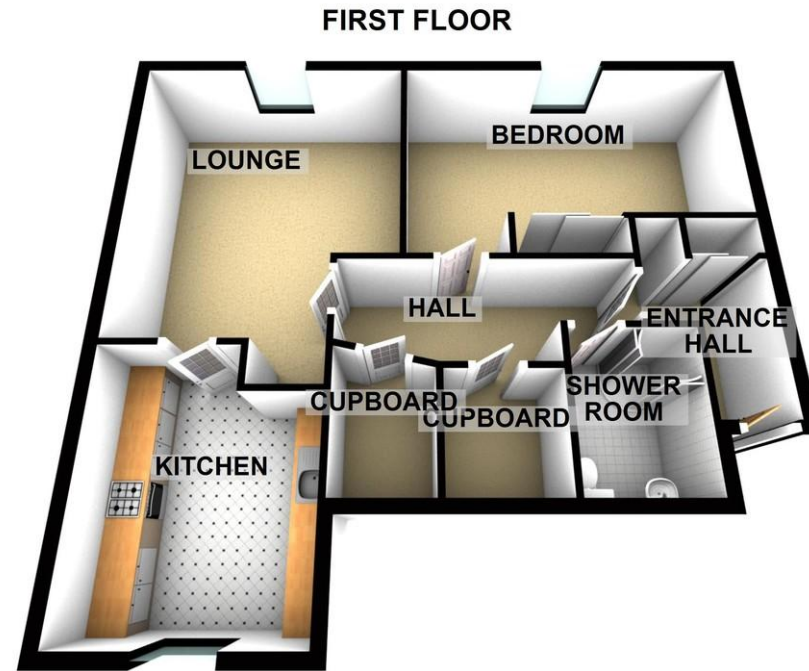
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

ENTRANCE HALL

8' 2" x 4' 8" (2.49m x 1.42m)

HALL

LOUNGE

15' 2" x 9' 5" (4.62m x 2.87m)

KITCHEN

10' 2" x 7' 8" (3.1m x 2.34m)

BEDROOM

11' 5" x 11' 2" (3.48m x 3.4m)

SHOWER ROOM

6' 6" x 6' 6" (1.98m x 1.98m)

CUPBOARD

7' 6" x 3' 4" (2.29m x 1.02m)

CUPBOARD

5' 2" x 3' 6" (1.57m x 1.07m)



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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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