

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Flat A Strathearn Towers, 35 James Square, Crieff, PH7

Offers Over £145,000



**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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Flat A Strathearn Towers, 35 James Square, Crieff,  
PH7 3EY

Many thanks for your interest with Flat A Strathearn Towers, 35 James Square, Crieff, PH7 3EY.

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.



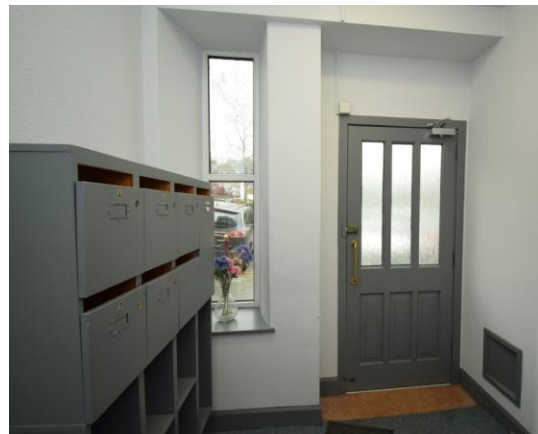
# About the Area

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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

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Next Home are delighted to bring to the market this rare opportunity to purchase this immaculately presented executive TWO BEDROOM FIRST FLOOR APARTMENT with lift facility, and magnificent views over the town of Crieff and the surrounding countryside.

The spacious accommodation comprises entrance hall; open plan living/dining/kitchen with integrated appliances; two large double bedrooms with fitted wardrobes; large utility storage cupboard and modern bathroom.

There is modern double-glazed tilt and turn windows throughout and electric heating throughout.

The property benefits from having a private parking space.

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





# Key property features

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- ✓ 2 Double bedrooms
- ✓ Well presented
- ✓ Centrally located
- ✓ Close to all local amenities
- ✓ Well proportioned, open plan living space
- ✓ Modern kitchen & bathroom
- ✓ Secure entry
- ✓ Lift access
- ✓ Excellent views
- ✓ Private parking space















An aerial photograph of a suburban residential neighborhood, featuring rows of brick houses with tiled roofs and green lawns. The image is overlaid with a semi-transparent blue filter. The text is centered in the upper half of the image.

# Have a property to sell?

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

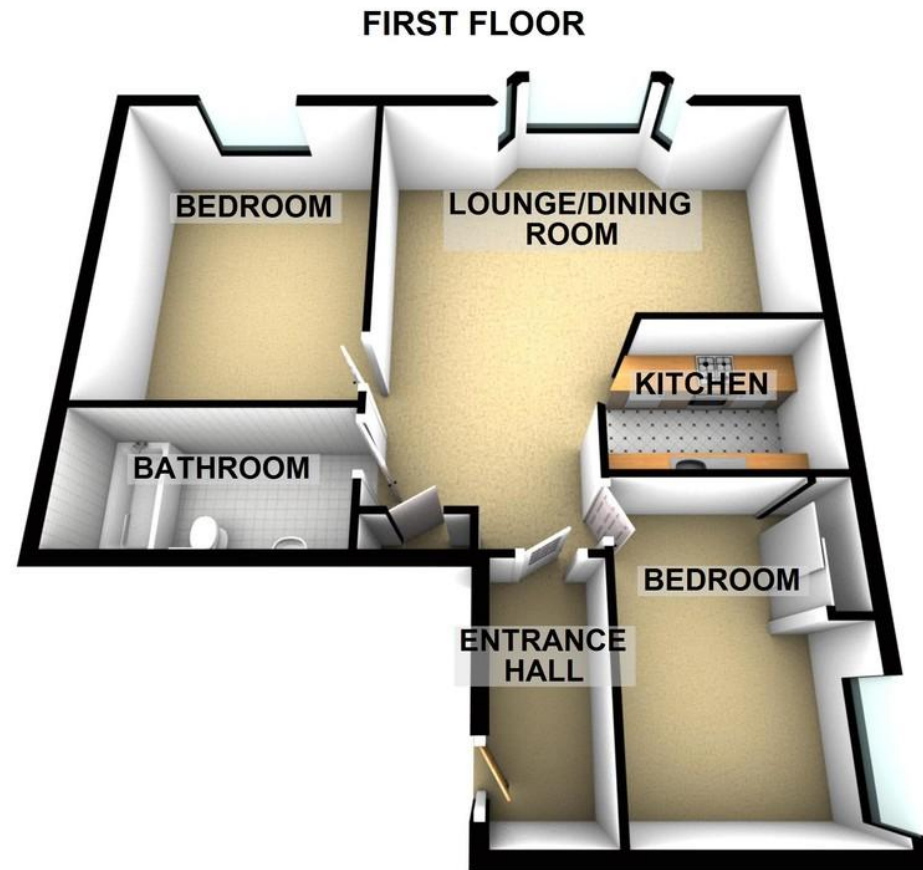


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# Floorplans

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# Property Room sizes

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## LOUNGE/DINER

*20' 0" x 13' 10" (6.1m x 4.22m)*

## KITCHEN

*10' 7" x 5' 11" (3.23m x 1.8m)*

## BEDROOM 1

*11' 4" x 12' 11" (3.45m x 3.94m)*

## BEDROOM 2

*10' 8" x 11' 3" (3.25m x 3.43m)*

## BATHROOM

*11' 3" x 5' 6" (3.43m x 1.68m)*



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)

*The only Perthshire estate agent available 7 days until 9pm*

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