

# Buy your next home with Next Home

Leading Perthshire Estate Agency

5 St.Ninians Court, Heathcote Road, Crieff, PH7 4AS

Offers Over £190,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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5 St.Ninians Court, Heathcote Road, Crieff, PH7 4AS

Many thanks for your interest with 5 St.Ninians Court, Heathcote Road, Crieff, PH7 4AS.

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.

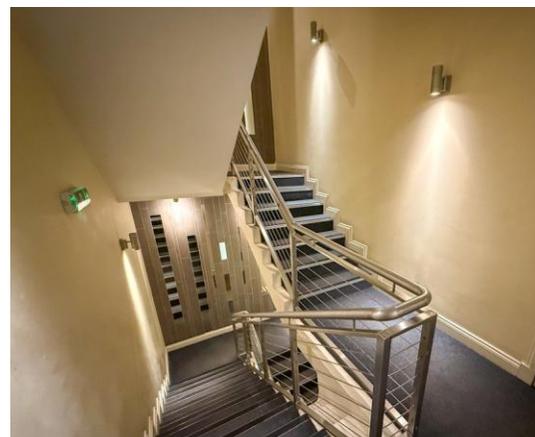
If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

# 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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We are delighted to bring to the market this quirky and well-presented luxury 2 BEDROOM apartment, occupying part of a former 18th Century Kirk in the desirable town of Crieff.

Entered via a secure door to the communal reception hall, this second-floor apartment enjoys fabulous views from its balconies.

The property was converted in 2007, with a high-spec finish combining contemporary & traditional design.

The split-level accommodation comprises entrance hall with cloaks cupboard; open plan lounge/dining/kitchen with double French doors to the private balcony and ample space for socialising and dining; bathroom with white suite and 2 spacious double bedrooms, one having a door to a separate balcony and both with fitted wardrobes and en-suite shower rooms.

There is a parking space pertaining to the property and additional parking is unrestricted on the street.

The property benefits from gas central heating and all windows are double glazed.



# Key property features

- ✓ Luxurious second floor apartment
- ✓ Open plan split level lounge/dining/kitchen
- ✓ 2 double bedrooms
- ✓ Bathroom & 2 En-suite shower rooms
- ✓ Magnificent views from the 2 balconies
- ✓ Double glazing & Gas central heating
- ✓ Excellent storage
- ✓ Secure entry and parking
- ✓ Central location
- ✓ Excellent investment property/holiday home









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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 garages. 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.

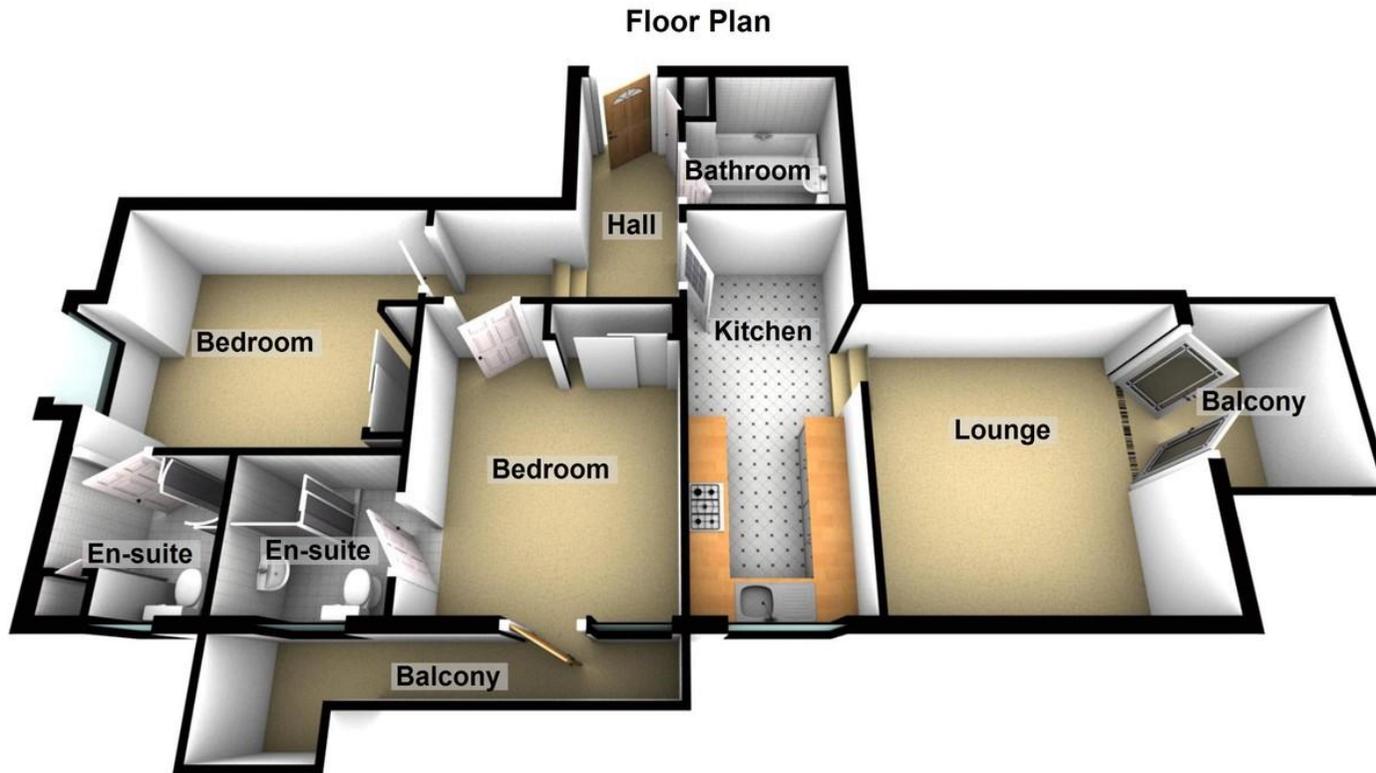


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# Floorplans

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# Property Room Sizes

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## **KITCHEN AREA**

*14' 9" x 8' 7" (4.5m x 2.62m)*

## **LOUNGE AREA**

*15' 7" x 15' 6" (4.75m x 4.72m)*

## **BATHROOM**

*13' 11" x 11' 7" (4.24m x 3.53m)*

## **BEDROOM**

*13' 11" x 11' 7" (4.24m x 3.53m)*

## **EN-SUITE**

*7' 2" x 6' 1" (2.18m x 1.85m)*

## **BEDROOM**

*13' 4" x 12' 5" (4.06m x 3.78m)*

## **EN-SUITE**

*8' 2" x 6' 3" (2.49m x 1.91m)*

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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