



**Flat E, 11 West High Street, Crieff, Perthshire, PH7  
4AU**



# Offers Over £46,500



We are pleased to bring to the market this well-proportioned **TWO BEDROOM SECOND FLOOR FLAT** situated within the town of Crieff. Crieff is a market town located within the Strathearn valley and is a hub for tourism with a visitor centre and a variety of outdoor pursuits within close proximity. The town is located approximately 17 miles east of Perth city centre and 22 miles from Stirling, therefore is ideally placed for the commuter. Within the town there is a good variety of shops, eateries and local amenities. Public transport is regular and close to hand.

The accommodation comprises entrance hall, lounge, kitchen, bathroom and two double bedrooms. There is gas central heating and partial double glazing throughout.

Early viewing is highly recommended as the property is realistically priced and would suit a variety of purchasers from first-time buyers to investors alike. EPC rating D.

## Entrance Hall

**3.30m x 2.51m (10'10" x 8'3")** An L-shaped hall providing access to all accommodation. Carpet. Smoke alarm. Radiator. Low level cupboard housing the fuse box.

## Lounge

**5.38m x 3.51m (17'8" x 11'6")** A spacious public room with window to the side. Carpet. Radiator. Cornicing to the ceiling. Smoke alarm. Ample space for a range of free standing furniture.

## Kitchen

**4.19m x 2.06m (13'9" x 6'9")** Fitted with a range of wall and base units in white with contrasting work surfaces and splashback tiling. Stainless steel sink and drainer unit. A washing machine, cooker and fridge freezer are included in the sale. Laminate floor covering. Window to the side and tunnel window providing additional light. Radiator. Smoke alarm. Carbon monoxide detector.

## Bedroom 1

**4.22m x 3.07m (13'10" x 10'1")** A spacious double bedroom with feature window to the front and additional double glazed Velux window. Fitted double wardrobe with mirrored sliding doors, shelving and hanging rail. Carpet. Radiator.

## Bedroom 2

**3.53m x 3.45m (11'7" x 11'4")** A further spacious double bedroom with window to the front. Fitted double wardrobe with shelving and hanging rail. Carpet. Radiator.

## Bathroom

**2.21m x 1.50m (7'3" x 4'11")** Fitted with a cream suite comprising W.C., pedestal wash hand basin and bath and shower over. Carpet. Radiator. Splashback tiling to the sink.

## Next Home Estate Agents

63 – 65 George Street,  
Perth,  
01738 44 43 42

1a James Square,  
Crieff,  
01764 65 00 44

211 High Street,  
Auchterarder,  
01764 66 36 66

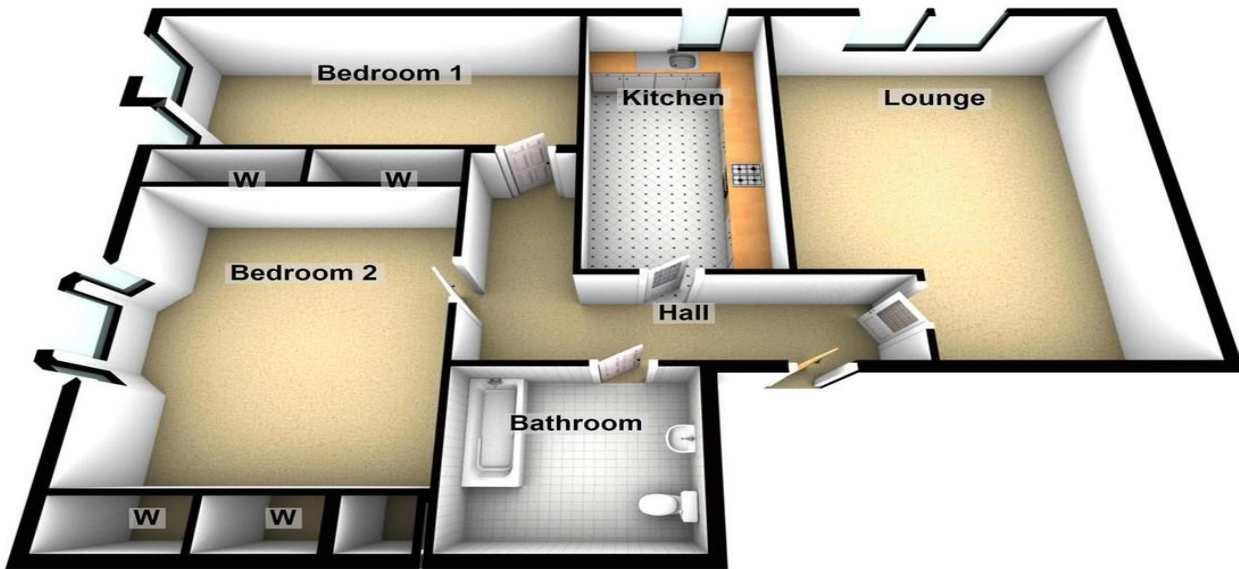
41 – 43 Allan Street,  
Blairgowrie,  
01250 39 80 02

21 Atholl Road,  
Pitlochry,  
01796 54 80 14





### Ground Floor



#### Valuation on your own property

Valuation on your own property: If you would like to know how much your property might achieve in today's market, we are pleased to offer a free market appraisal with no obligation. We are now available 7 days till 9pm - just call 01738 444342 to arrange an appointment.

[www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

Next Home Estate Agents  
63 – 65 George Street, Perth – 01738 44 43 42  
41 – 43 Allan Street, Blairgowrie – 01796 54 80 14  
21 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)

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.