

DALKNOCK, COLDWELLS ROAD, CRIEFF, PH7 4BB



**IrvingGeddes**  
W.S. • Solicitors • Estate Agents

## DALKNOCK, COLDWELLS ROAD, CRIEFF, PH7 4BB

Irving Geddes are delighted to bring to the market this charming, substantial end terrace period property enjoying a central location in the ever popular market town of Crieff. Located within easy walking distance of amenities, the property boasts period features, spacious and flexible accommodation, manageable private garden and external workshop/stores.

Set over two floors the layout comprises on the ground floor; ENTRANCE VESTIBULE, HALL with storage & attractive wooden staircase to upper floor, large LOUNGE with double doors to STUDY/DINING ROOM. A sizeable fully fitted DINING KITCHEN lies to the rear & has a wood-burning stove & doors to the rear garden & private side entrance with access to a W.C. & side door to garden. A large upper landing with walk-in storage cupboard provides access to the FAMILY BATHROOM & FOUR DOUBLE BEDROOMS, the master being particularly generous in size. Three of the bedrooms have a feature fireplace, the two located at the front have a wash hand basins.

The garden rises to the rear with planted beds, a central patio area with an attractive stone retaining wall border & area of lawn. There are two timber stores & a larger brick built studio with power, lighting and corner fire place.

A fine family home full of character, boasting a versatile & generously sized layout and central location. The property would benefit from a degree of up-grading, offering purchasers an opportunity to develop design ideas. Likely to have broad appeal & early viewing is advised.





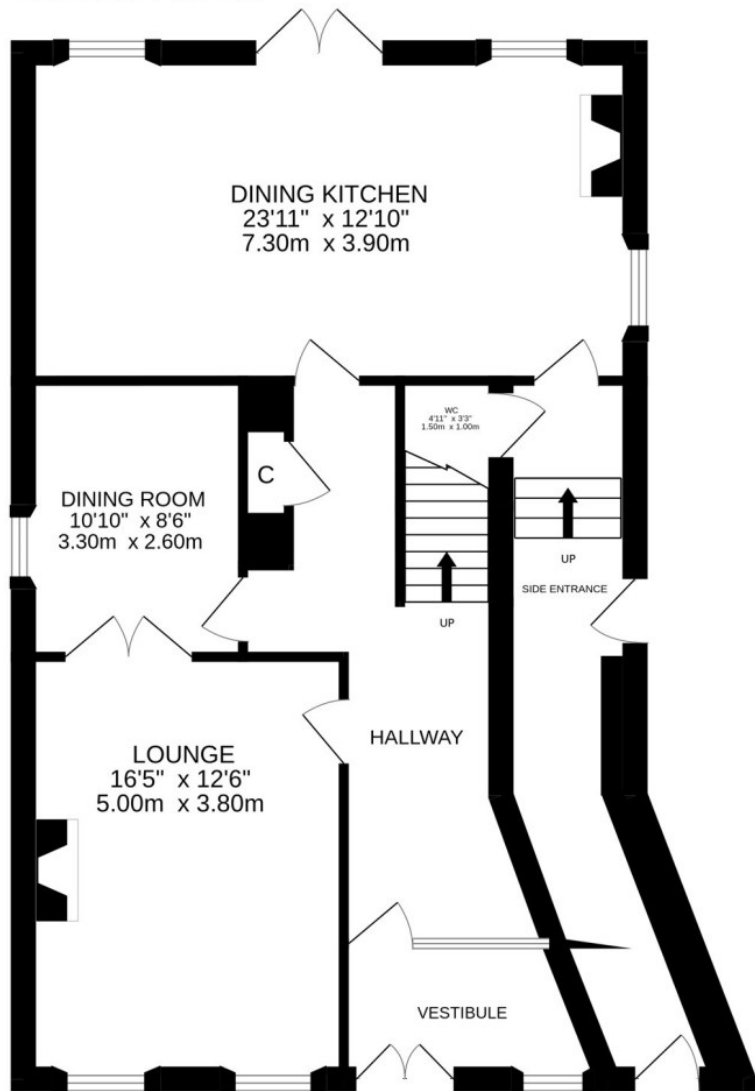




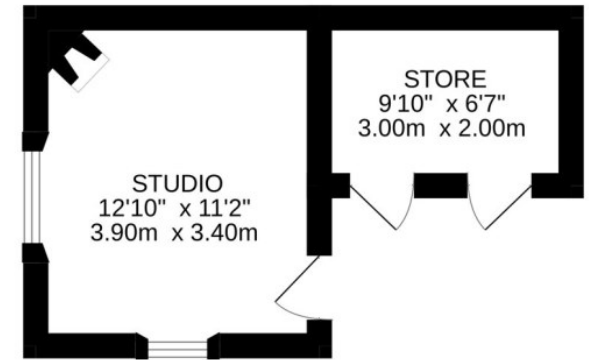
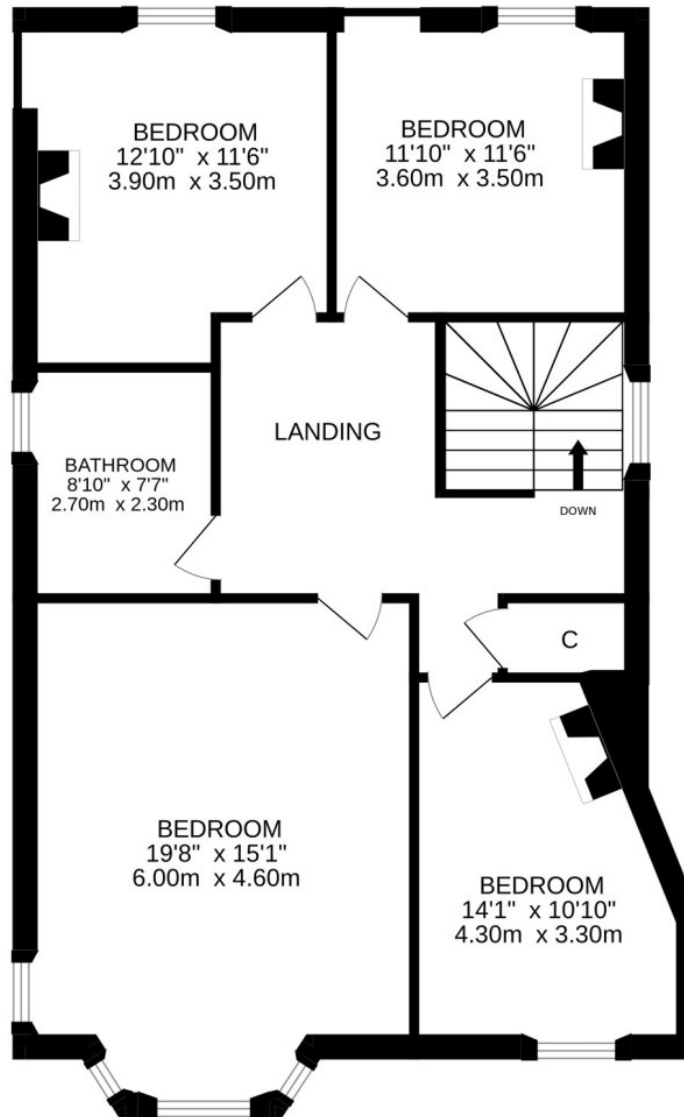




## GROUND FLOOR



## 1ST FLOOR



Energy Performance 'D' Rating      Council Tax Band 'E'

Video Tour <https://my.matterport.com/show/?m=MFBboPYypk5>

Viewing Strictly by appointment through Irving Geddes.

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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





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