

27 HEBRIDEAN GARDENS,
CRIEFF, PH7 3BP

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We are delighted to offer for sale this modern semi-detached villa located within the ever popular Perthshire Market Town of Crieff. The town offers a wide array of shops, restaurants, cafes, quality schooling facilities and outdoor pursuits.

The property is located in a well established residential area that lies within easy reach of the town centre and is close to schools, shops and the community centre. This property is presented in true move-in condition throughout and offers bright & generous accommodation.

Internally:

The ground floor comprises; **Entrance porch, WC, Lounge** with under-stair storage, **Dining Kitchen** with patio doors leading to a fully enclosed rear garden. The first floor comprises; **Family Bathroom, Master Bedroom & two further Bedrooms** (all with built in wardrobes). The property also benefits from gas central heating & double glazing throughout.

Externally:

The property boasts off-street parking and low maintenance gardens to the front and rear. The fully enclosed rear garden is laid mainly to lawn with sun deck area with ample space for table and chairs. A pleasant place to relax or for children to safely play.

3D Tour: <https://my.matterport.com/show/?m=KyK1YPTqNpH>

Council Tax Band 'D'

Energy Performance Rated 'C'

Directions

From James Square in the centre of Crieff, proceed down King Street. Half way down King Street turn left onto Commissioner Street. Proceed for about 1/2 mile to junction, turning right onto Pittenzie Road and proceed to the left hand bend. Number 27 is located on the right side.

IrvingGeddes
W.S. • Solicitors • Estate Agents





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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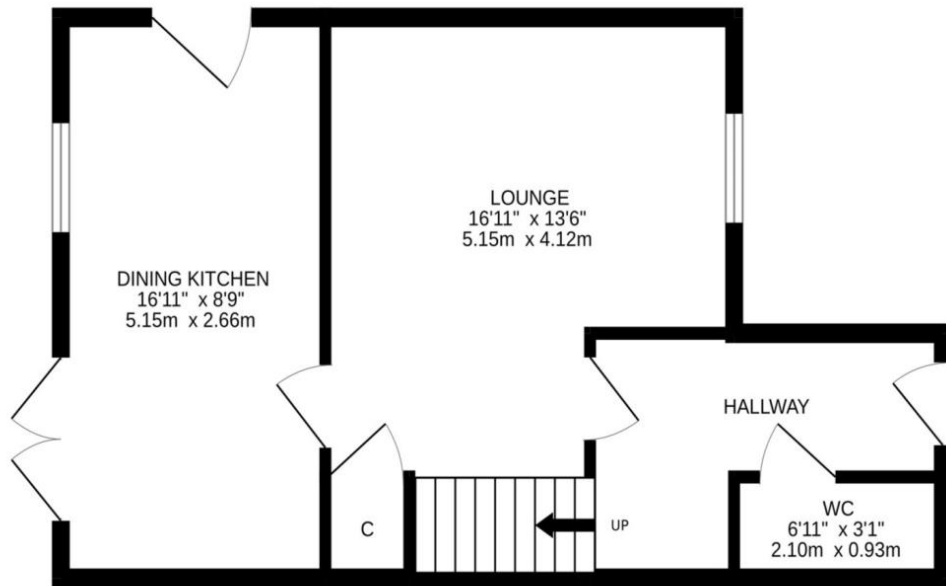


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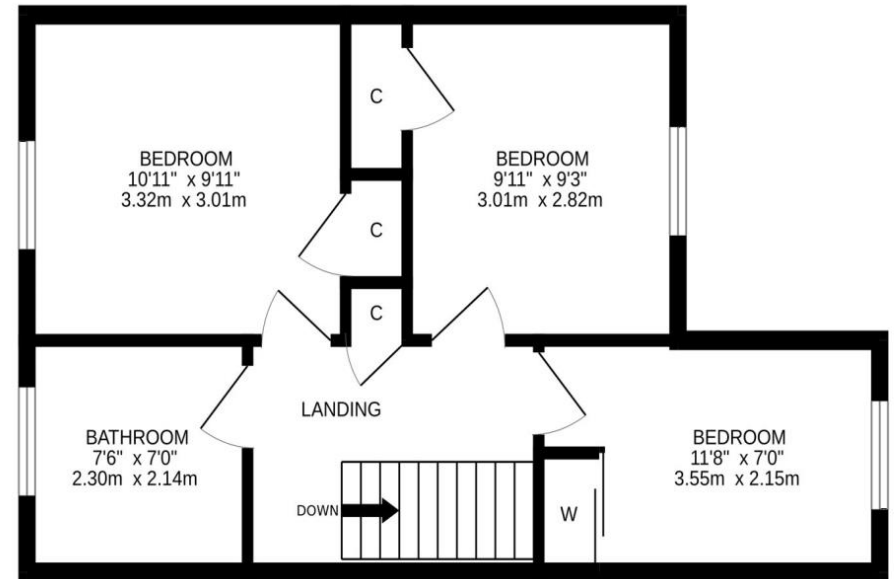


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GROUND FLOOR



1ST FLOOR



Viewing:

Strictly by appointment through Irving Geddes W.S. on 01764 653771.



Thinking of selling?
Call us now for a free valuation
for your own property.

Crieff
25 West High Street, PH7 4AU
Tel: 01764 653771

Comrie
1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy
25 Bank Street, PH15 2BB
Tel: 01887 822722