



15 NELLFIELD ROAD  
CRIEFF, PH7 3DU

IrvingGeddes  
W.S. • Solicitors • Estate Agents



## 15 NELLFIELD ROAD, CRIEFF, PH7 3DU

Irving Geddes are delighted to offer for sale this spacious 4 bedroom detached family villa located in a sought after residential area within the ever popular Perthshire town of Crieff. Enjoying an enviable location, a short walk to the Crieff Hydro Hotel grounds and woodland walks of Knock Hill, and in easy reach of the town centre, the property has sizeable gardens, ample off-street parking and double garage.

A versatile layout over two floors, comprising on the ground floor; HALLWAY, large LOUNGE with sliding doors to DINING ROOM, FAMILY/GARDEN ROOM, KITCHEN, STUDY/OFFICE, UTILITY ROOM & W.C. The upper floor has a landing with attic hatch & storage cupboard, FAMILY BATHROOM & FOUR BEDROOMS, all with built-in wardrobes (the master with EN-SUITE SHOWER ROOM).

The front garden has a large mono-block drive leading to an attached double garage, areas of lawn and gravel, and mature planting. The rear is laid to gravel and has a large paved patio.

The accommodation would benefit from modernisation and is a rarely available modern family home in this prime location. Likely to have broad appeal & early interest is advised.

**Video Walkthrough** <https://my.matterport.com/show/?m=4ZNedLfJUKL>

**Energy Performance** C (73). **Council Tax** Band F

**Viewing** Strictly by appointment through Irving Geddes.









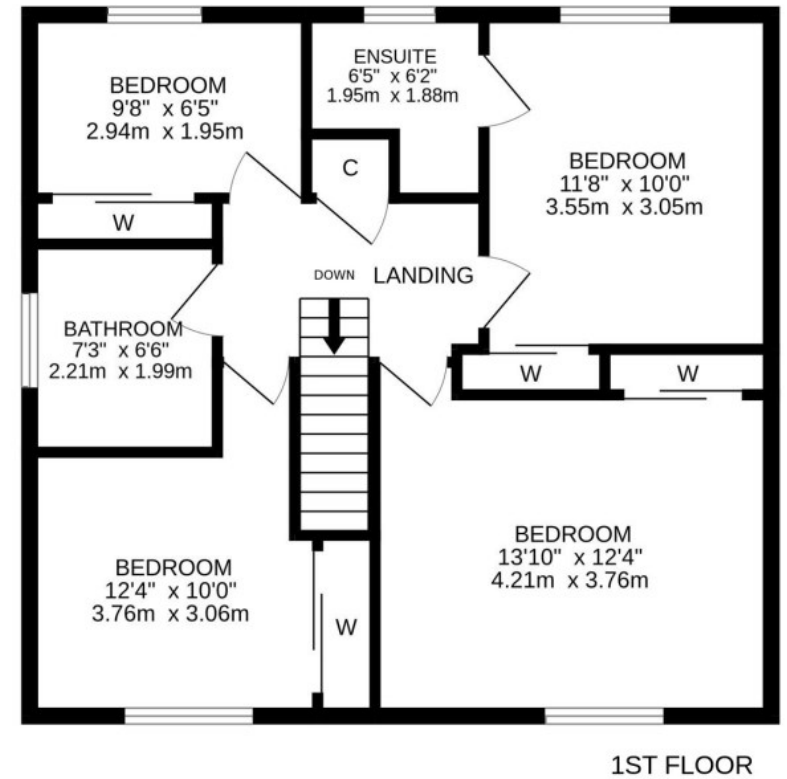
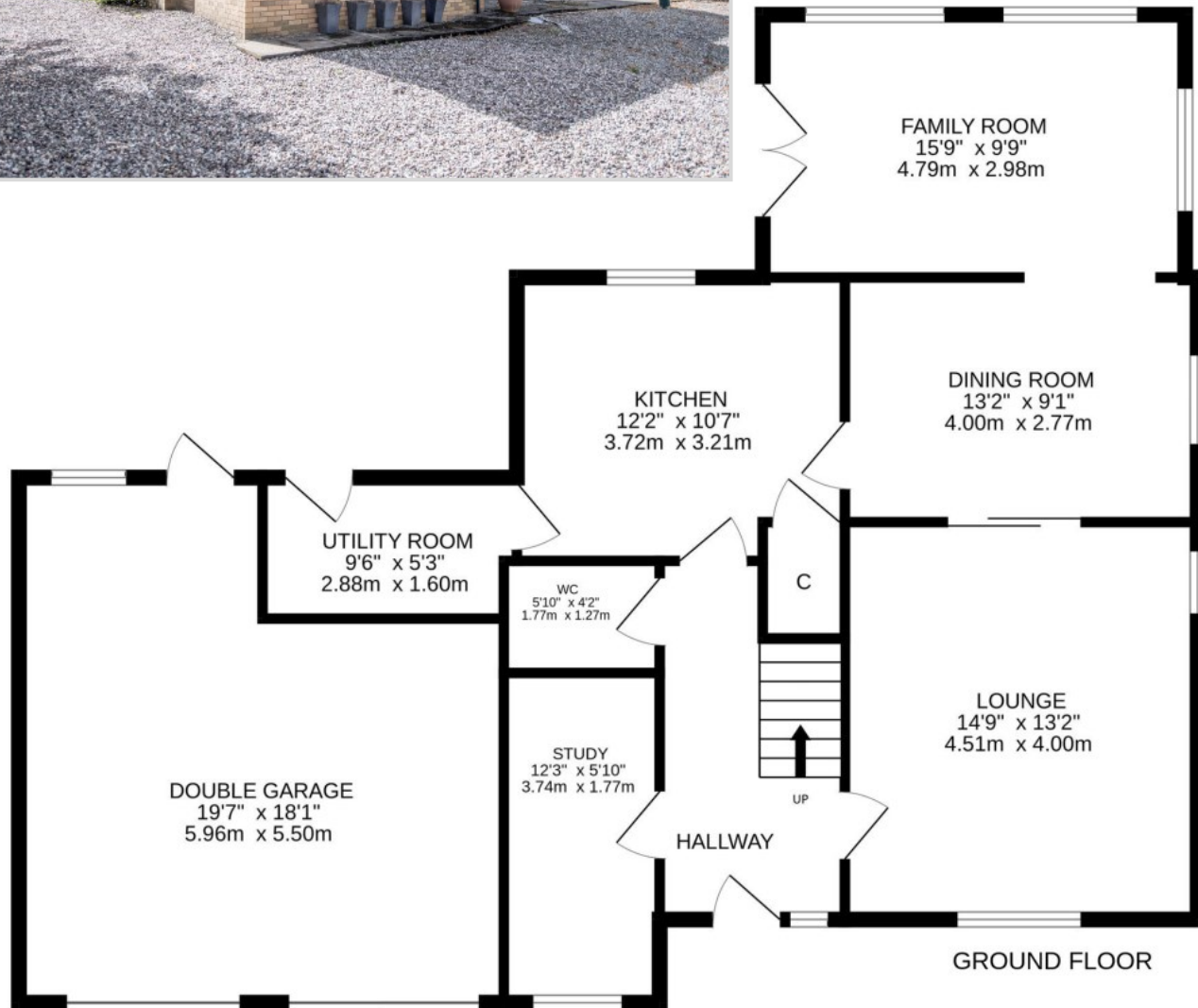












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





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