



MAYFAIR, 18 GALLOWHILL
CRIEFF, PH7 3HF

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Irving Geddes are delighted to offer for sale this newly refurbished 3 bedroom end-terraced cottage located close to amenities in a well established residential area of Crieff. A charming property set over two floors, presented in move-in condition, with private rear garden, new kitchen and bathroom, flooring and full decoration.

The ground floor layout comprises, ENTRANCE VESTIBULE, dual-aspect LOUNGE with window seat/storage and under-stair recess, a small internal hall provides access to the newly installed BATHROOM and into the new KITCHEN which has a range of wall and base units, integrated oven, extractor hood, freestanding fridge/freezer and plumbing for a washing machine. There is a DINING ROOM to the rear with double doors opening to the garden. On the upper floor there is storage at the top of the stairs, a split-level landing & 3 compact BEDROOMS, 2 with recessed storage. The fully enclosed rear garden has a timber shed with an small adjacent paved patio and gravel area; a further sheltered area of gravel with stone steps to the lawn lies at the rear double doors, and there is private pedestrian access to the side of the property. The property is double-glazed and warmed by gas central heating.

A property with broad appeal as a permanent residence, 'lock-up and leave' second home or investment. Offered in move-in condition and likely to be a most welcome addition to the local market.

Video Walkthrough <https://my.matterport.com/show/?m=YbmR4u1mpNe>

Energy Performance D. **Council Tax** Band B.





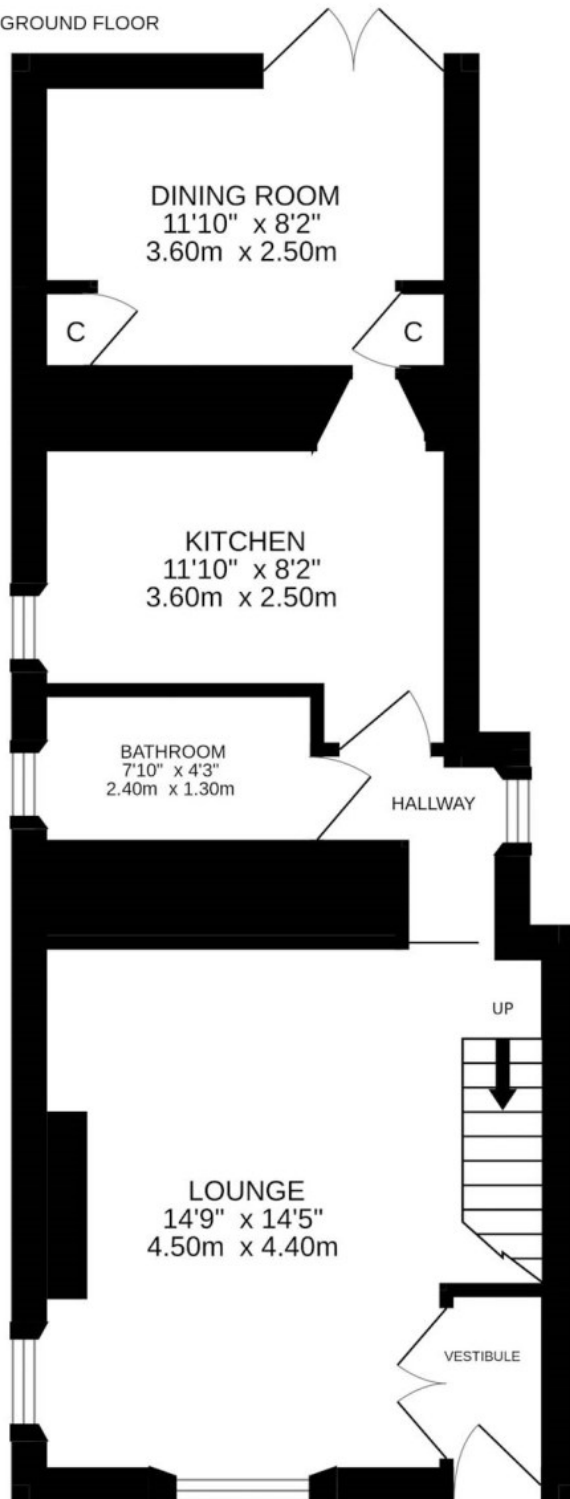






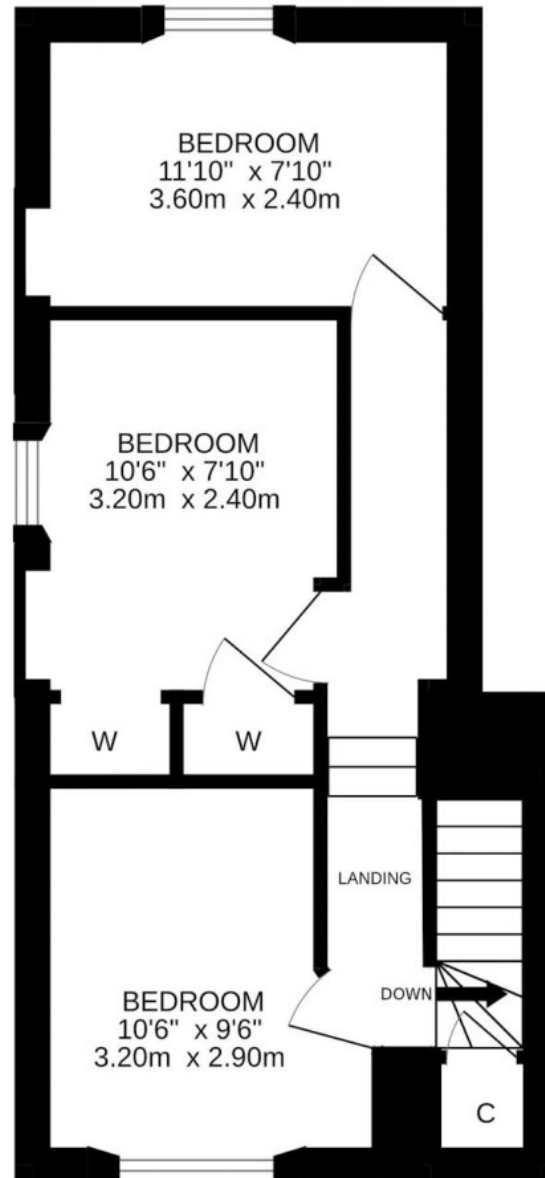
These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

GROUND FLOOR



IrvingGeddes
W.S. • Solicitors • Estate Agents

1ST FLOOR





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