

IrvingGeddes
Solicitors • Estate Agents



10 Mill House Park,
Muthill Road,
Crieff, PH7 4FD



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An immaculately presented and spacious two bed park home enjoying an enviable position on the banks of the River Earn. Offered in true move-in condition the property comprises; Entrance HALL with storage, spacious LOUNGE with double aspect views overlooking the river Earn, DINING area, fitted KITCHEN with appliances, TWO DOUBLE BEDROOMS with built in wardrobes (MASTER EN-SUITE SHOWER ROOM) and separate BATHROOM.

Externally there is a paved patio area enjoying superb views directly over the river Earn. A garden area lies adjacent to the property and is laid with stone chippings and mature planting.

The park is located on the southern periphery of the ever popular market town of Crieff with the town centre easily accessible. A small park with c.18 homes in total, aimed at those 55 years and over. Site fees include the rental of the ground the property sits on and the maintenance of the park, lighting etc. (£234 pcm). The property is warmed by gas central heating & double glazing throughout.

Services are mains water and drainage. Externally there is private parking to the side and a useful storage outbuilding located to the side of the property.

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

Council Tax Band: 'A'

**Viewing Strictly by appointment through Irving Geddes on
01764 653771.**





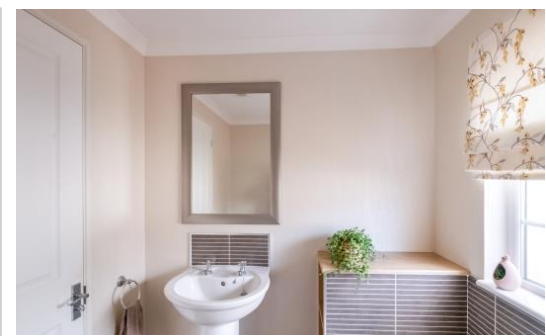
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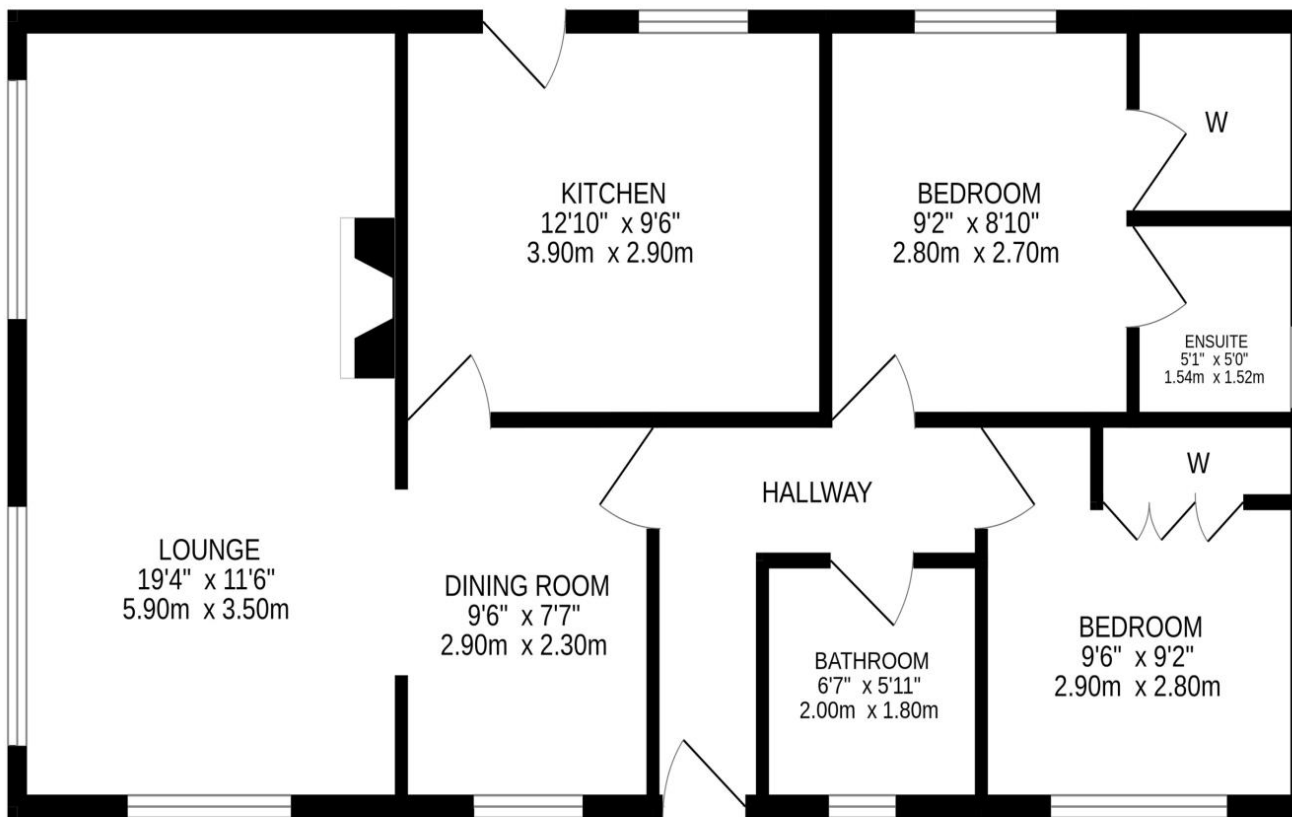
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Directions From our office in West High Street head down into Lodge Street. At the junction with Burrell Street turn left and continue towards the edge of the town onto North Bridge Street and over the bridge to South Bridgend. Turn right and No.10 Mill House Park is located on the left hand side.

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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
6 The Square, PH15 2DD
Tel: 01887 822722