



**Premier  
Properties**  
Perth



**14 Drummond Street, Crieff, PH5 2AN**  
**Fixed Asking Price £175,000**

 **2**  **1**  **1**  **E**

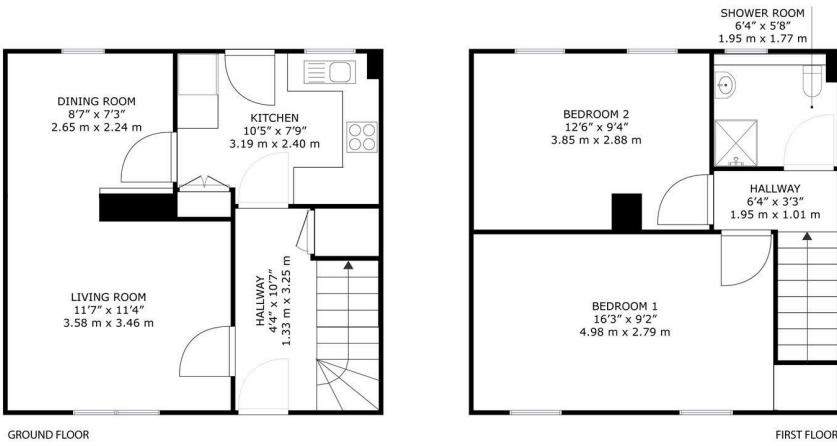
The property is arranged over two levels and comprises a welcoming entrance hall, a stylish and spacious living/dining room with a feature fireplace, and a modern kitchen complete with integrated appliances. Upstairs, there are two well-proportioned double bedrooms and a contemporary, well-appointed bathroom.

Externally, the property offers off-street parking for one vehicle, along with two areas of private garden ground, predominantly laid to lawn, providing excellent outdoor space.

Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

- 2 double bedrooms
- 1 modern bathroom
- Spacious reception room
- Off street parking
- Perfect first time buyer opportunity
- Private garden grounds
- Viewing recommended

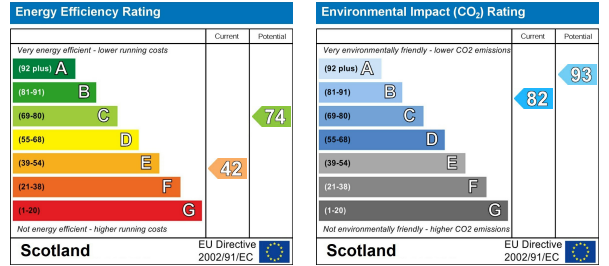




**14, Drummond Street Muthill, Crieff, PH5 2AN**

GROSS INTERNAL AREA  
 GROUND FLOOR: 332 sq. ft., 30.8 m<sup>2</sup>, FIRST FLOOR: 352 sq. ft., 32.7 m<sup>2</sup>  
 TOTAL: 684 sq. ft., 63.5 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.