

Irving Seddes



10 BOYD AVENUE,
CRIEFF, PH7 3SH

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Irving Geddes are delighted to offer for sale this immaculate 3 bedroom semi-detached villa offering excellent family accommodation and located in a sought after quiet residential area of Crieff. Within easy reach of parkland and the centre of the sought after Perthshire market town.

Well-proportioned accommodation throughout comprising;

Entrance Hallway with storage, spacious **Lounge with Dining area** and French doors to rear garden, modern fitted **Kitchen** with appliances, **Utility Room**, **Cloakroom with WC**, storage cupboard & door to fully enclosed rear garden. The upper floor comprises; **Landing, floored attic space, 3 Bedrooms** and modern **Shower Room**.

The property is warmed by gas central heating (Worcester combi boiler) and double glazed throughout.

To the front a gravel driveway leads to a single garage. The front garden has mainly been laid with stone chippings and flower bed. The rear garden is laid to lawn with flower borders, raised bed & paved patio. To the rear of the garden is an additional stone chipped area with timber shed (power, light & WiFi). Borders are formed with timber fencing & mature hedging. This property is likely to have broad appeal and early viewing is advised.

A fine family home, presented in true move-in condition. Enjoying a quiet location in a prime residential area. Early viewing is advised.

Energy Performance C (74) Rating

Council Tax Band 'D'

Services Mains water, gas, electric, and drainage.

3d Tour: <https://my.matterport.com/show/?m=dUSJHuN2hT7>







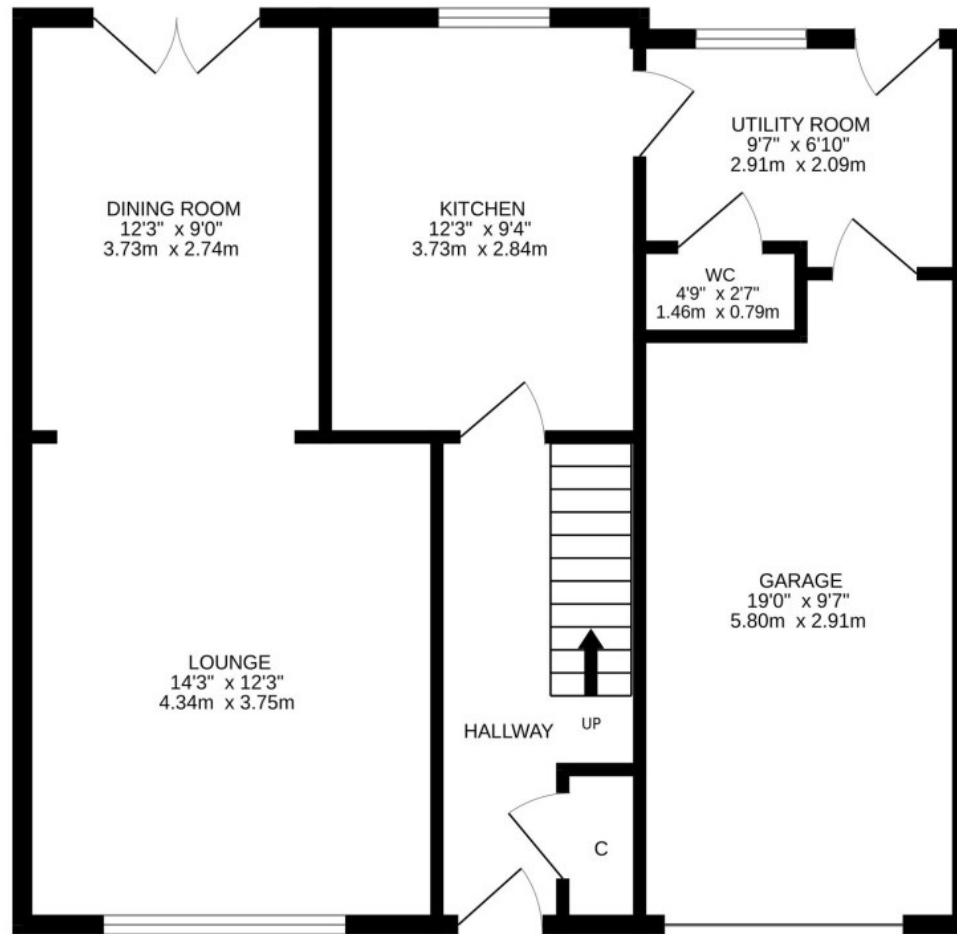




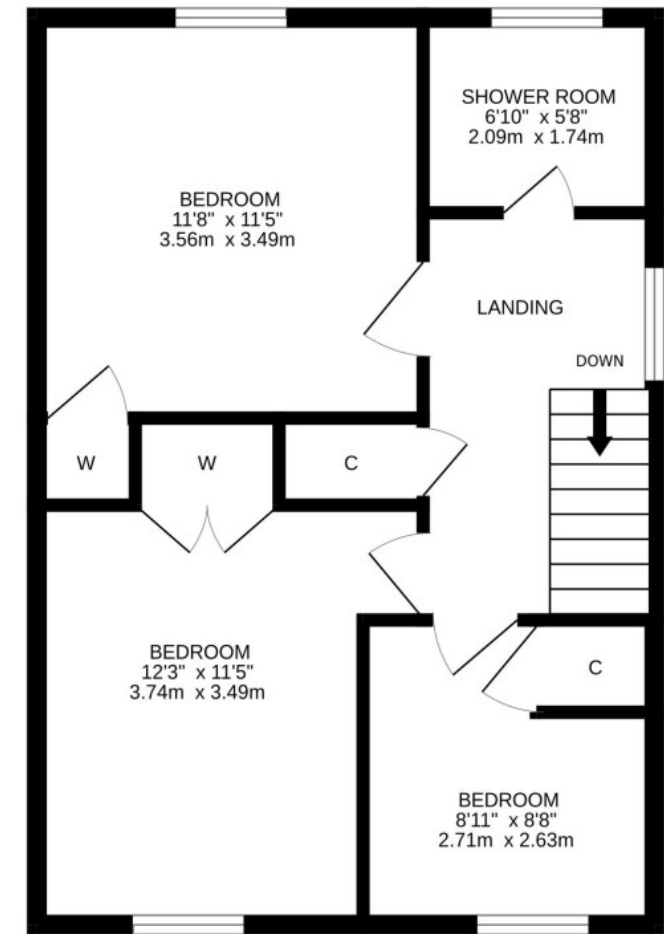




GROUND FLOOR



1ST FLOOR





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