



DUCHLAGE COTTAGE

1 BROICH ROAD, CRIEFF, PERTHSHIRE, PH7 3HG

Irving **Geddes**
W.S. • Solicitors • Estate Agents

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Irving Geddes are pleased to offer for sale this 2 bedroom end terraced villa which has undergone extensive renovations. The property is centrally located in the ever popular Perthshire town of Crieff, close to parkland, shops, supermarkets, schooling & medical centre. The property is sizeable and benefits from gas central heating, double-glazing, private garden & off-street parking for one vehicle.

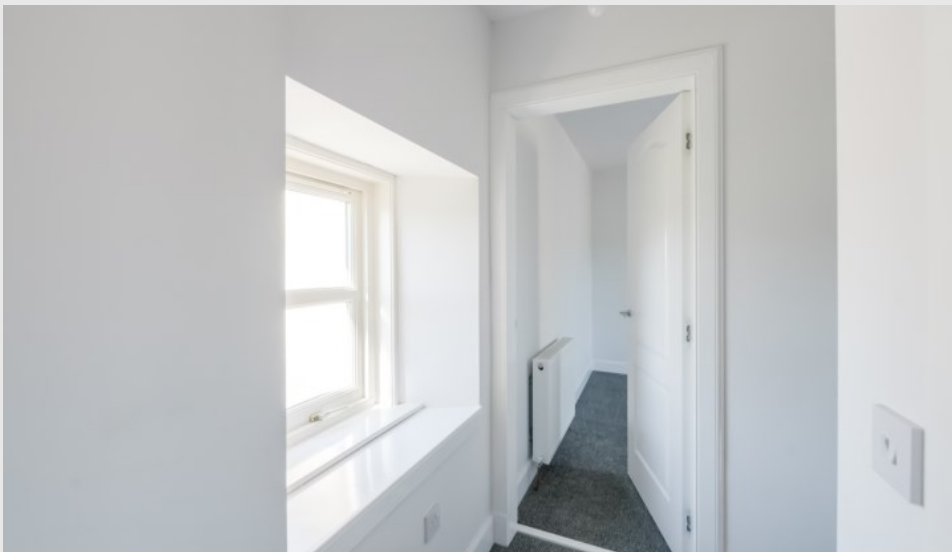
Set over two floors, the ground floor comprising; ENTRANCE HALL with large storage cupboard and stairway to upper floor, beautiful open plan DINING KITCHEN & good-sized LOUNGE. The upper floor landing provides access to TWO DOUBLE BEDROOMS and tiled BATHROOM with rainfall shower over bath.

There is a fully enclosed private garden area to the side of the property, and a parking space adjacent to the garden pertaining to the title.

A property likely to have broad appeal, also a rare opportunity to purchase a charming & well proportioned traditional property.

Video Walkthrough <https://my.matterport.com/show/?m=M9MXavGqLSw>

Energy Performance 'C' Council Tax Band 'C'.



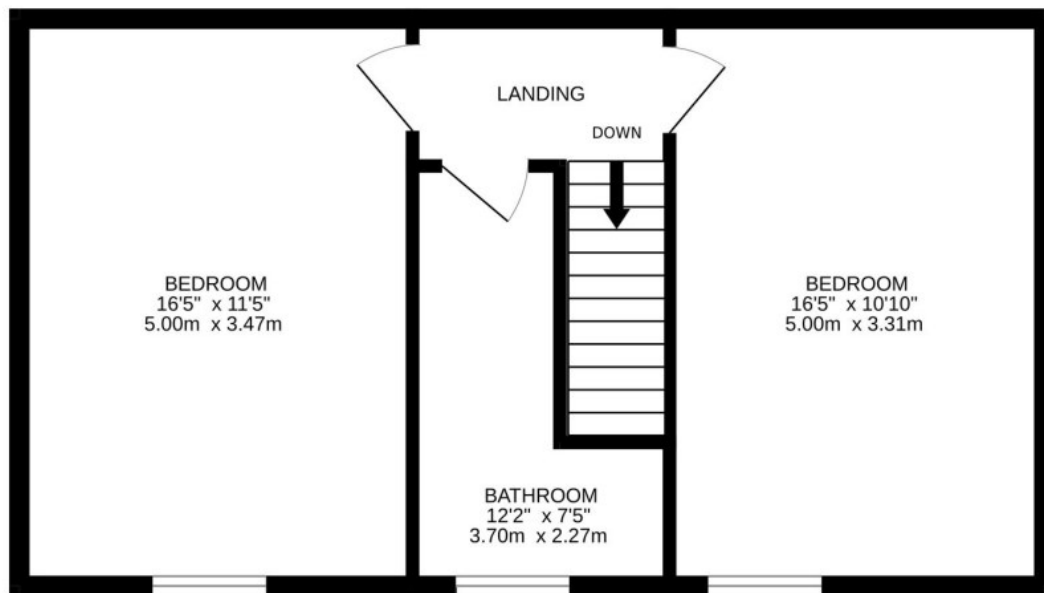
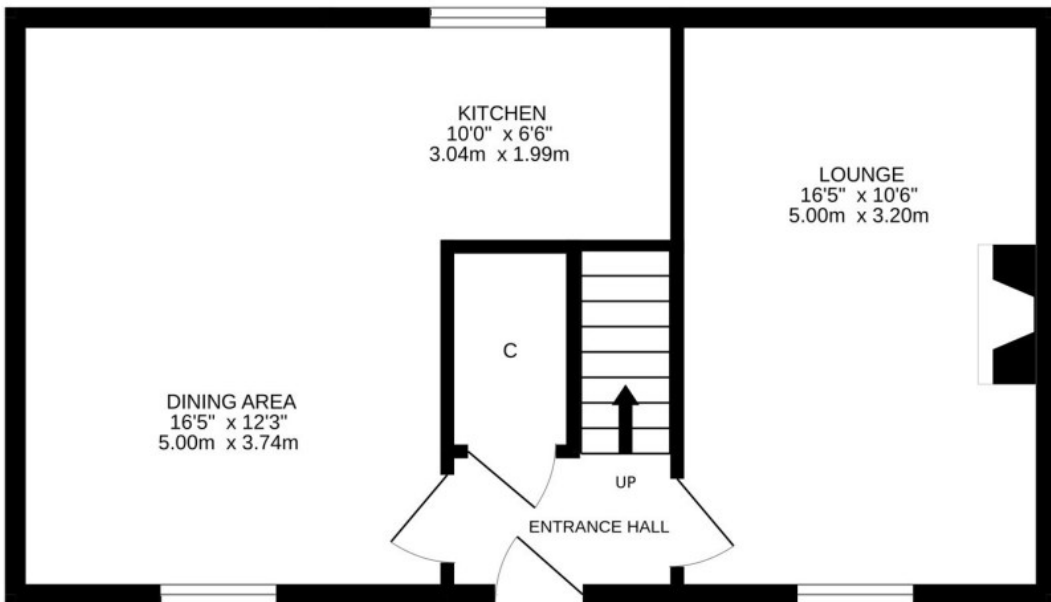








GROUND FLOOR



1ST FLOOR



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.

