



70/2 BURRELL STREET, CRIEFF, PH7 4DG

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Irving Geddes are delighted to offer for sale this well proportioned one bedroom terraced villa enjoying a central location, unrestricted parking and a private rear garden. Set over 2 floors, the layout comprises on the ground floor: ENTRANCE VESTIBULE with stairs to 1st floor, dual aspect LOUNGE open to fitted KITCHEN, and SUN ROOM with rear door. There is a good sized DOUBLE BEDROOM with dressing room/storage off, and a SHOWER ROOM on the upper floor.

There is unrestricted on-street parking to the front & a low-maintenance fully enclosed rear garden laid to paving with timber fence and stone wall border, timber shed, and communal drying green to the rear. A charming property which would benefit from a degree of upgrading/modernisation. An ideal first time buy or investment, likely to have broad appeal. Electric and gas heating and double glazed throughout.

**Video Tour** <https://my.matterport.com/show/?m=v9yPEvBXnbJ>

**Council Tax** Band 'B'    **Energy Performance** Rated 'D'

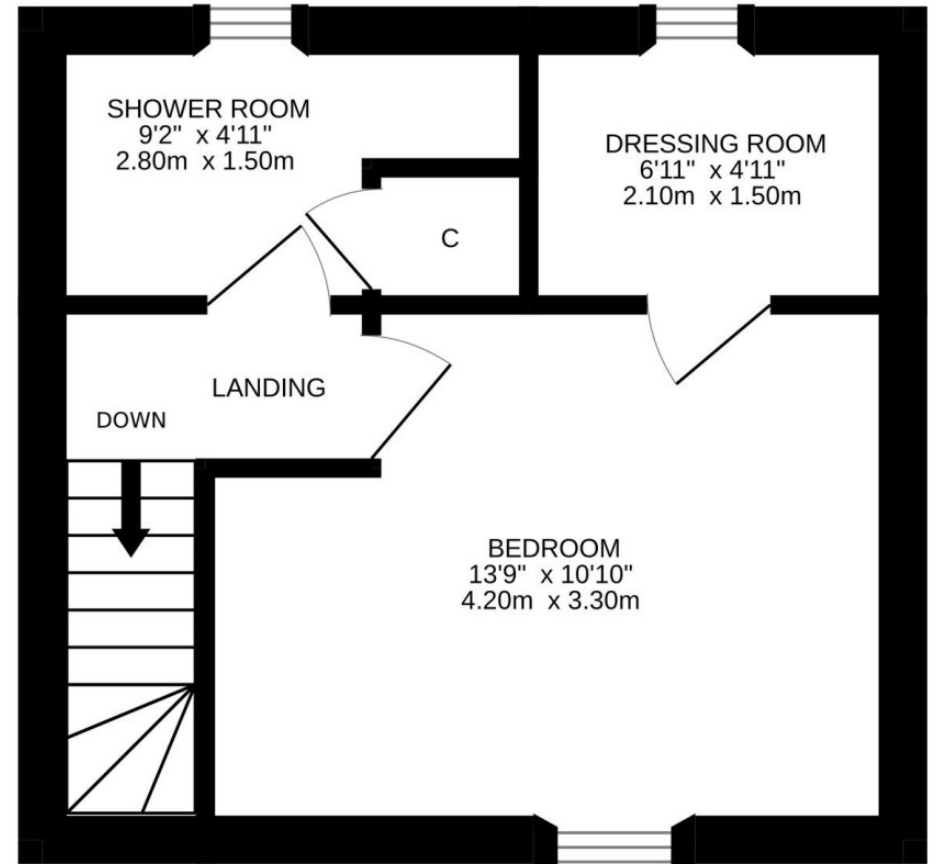
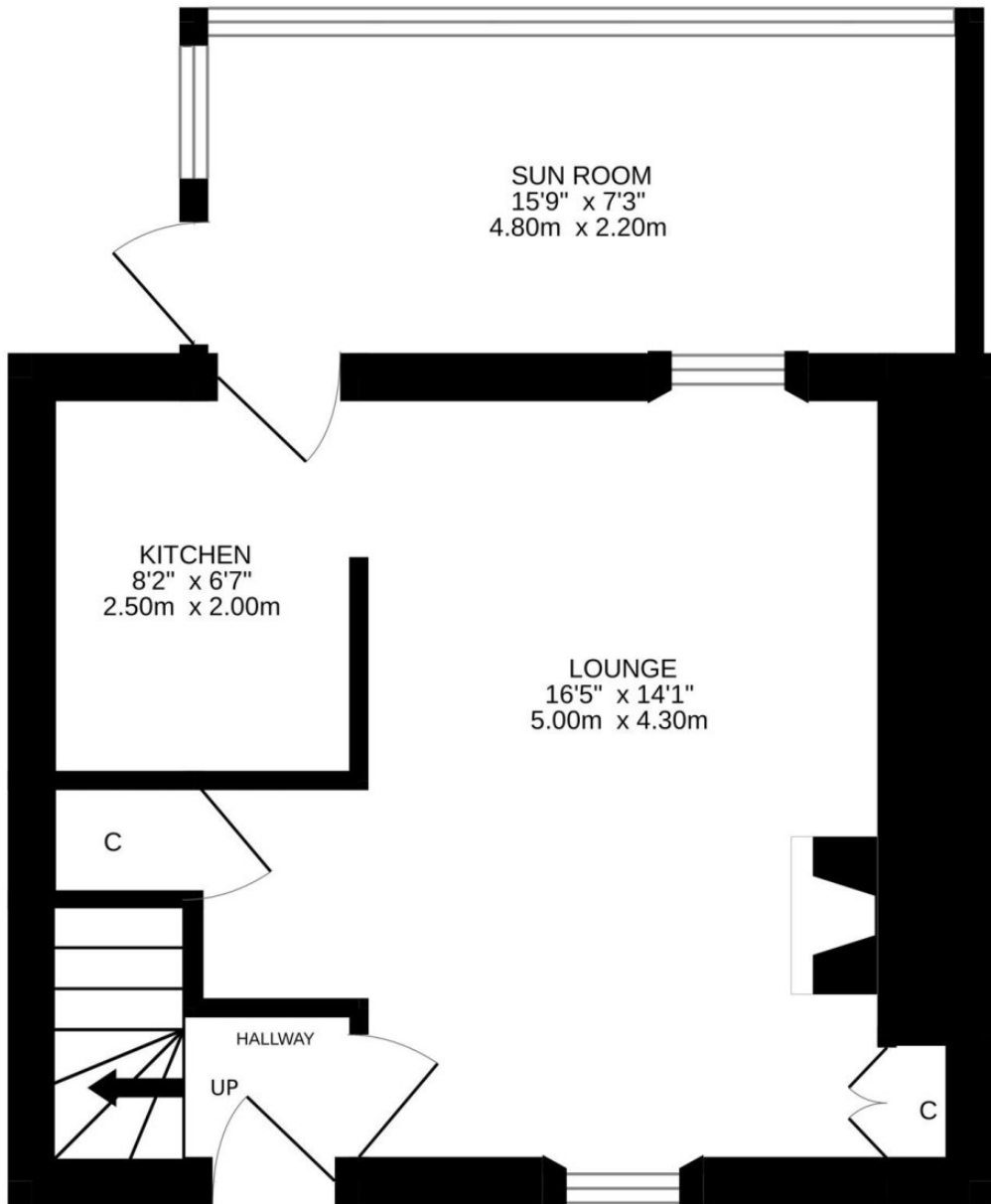
**Viewing** Strictly by appointment through Irving Geddes - 01764 653771.



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









**Crieff**

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