



14 BOYD AVENUE,
CRIEFF, PH7

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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 & modern accommodation throughout comprising; **Entrance Hallway** with under-stair storage, spacious **Lounge with Dining area**, modern fitted **Kitchen** with appliances, **Utility Room** with door to fully enclosed rear garden, **Cloakroom** with WC. The upper floor comprises; **3 Bedrooms** and modern family **Bathroom**.

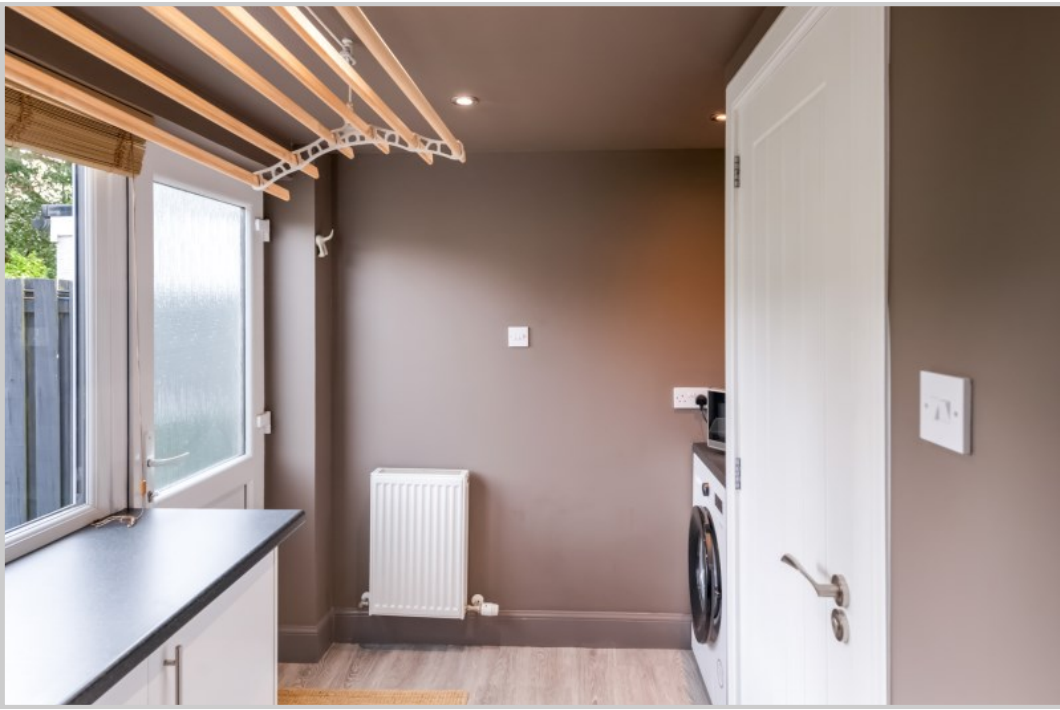
The property is warmed by gas central heating and double glazed throughout.

To the front a gravel driveway which leads to a single garage. An EV charger is located to the side. The front garden has mainly been laid with stone chippings and bordered by mature hedging. The rear garden is laid to lawn with paved and decked patio areas. A chipped pathway leads to a timber summer house (power & light) with additional timber shed. 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 and likely to have broad appeal.





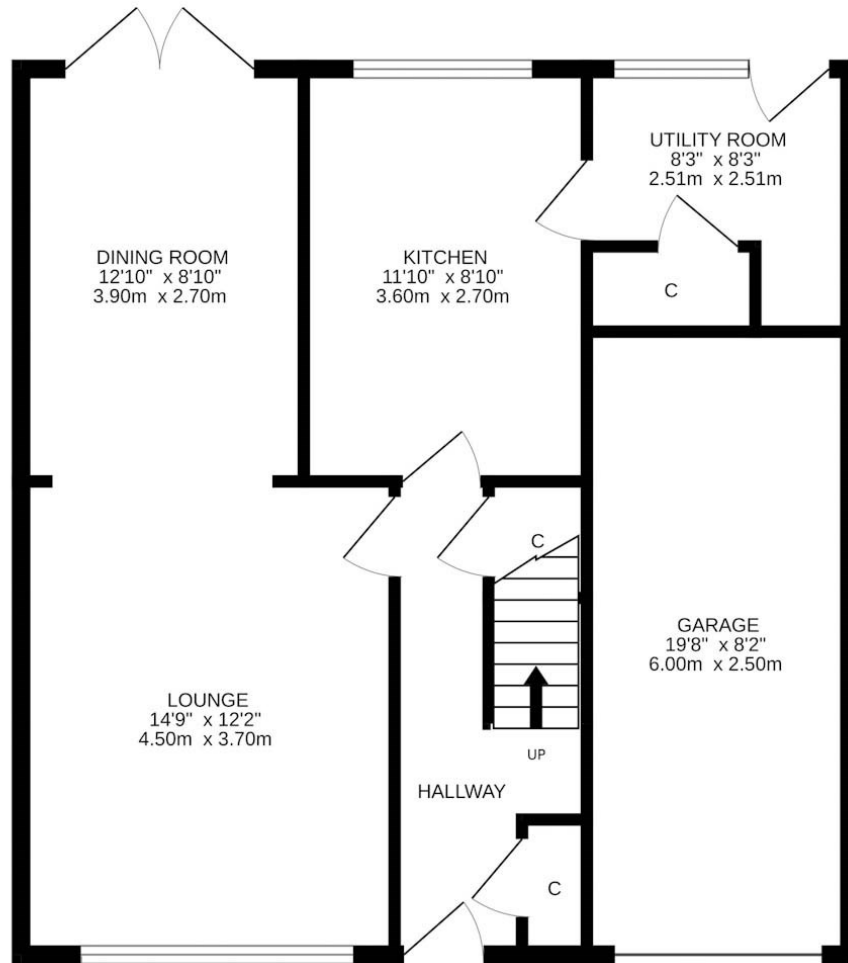




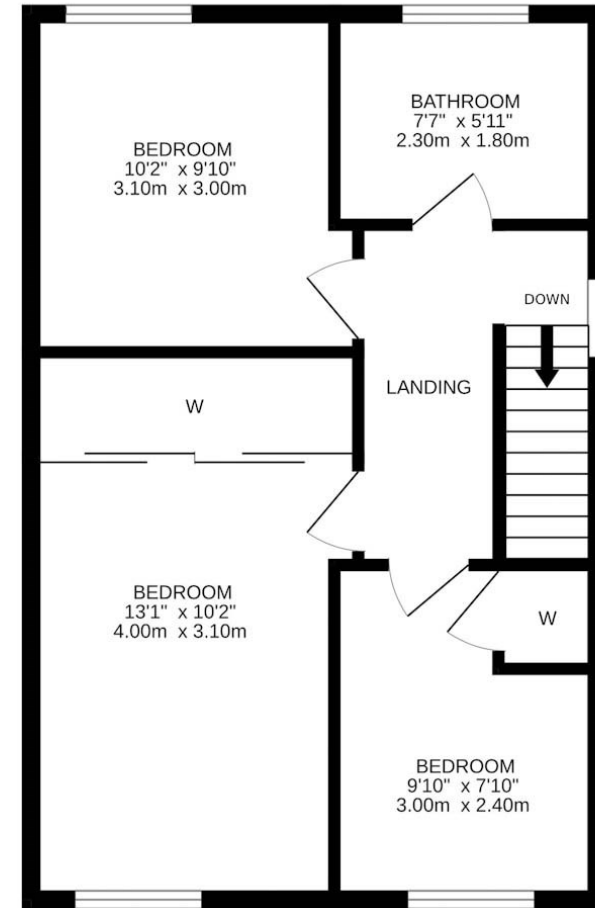




GROUND FLOOR



1ST FLOOR



Energy Performance C (73) Rating

Council Tax Band 'D'

Services Mains water, gas, electric, and drainage.

3D Tour <https://my.matterport.com/show/?m=kA63cK1yACe>



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