



25 HILL STREET,
CRIEFF, PH7 3BU

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Irving Geddes are delighted to offer for sale this newly refurbished main door mid-terraced two storey cottage. Centrally located in the ever popular market town of Crieff. Refurbished to an exacting standard & offering a high level of quality throughout. The spacious layout comprises on the ground floor; Large bright **LOUNGE**, modern **KITCHEN** with door leading to rear garden area. The upper floor comprises; **LANDING**, **DOUBLE BEDROOM** & contemporary **BATHROOM**.

External;

There is a private area of garden ground to the rear of the property, laid to lawn with stone chipped border & handy storage shed. Borders are formed by timber fencing.

The property is warmed by gas central heating double glazed throughout. Unrestricted on-street parking is located directly to the front.

An excellent first buy or investment property with high rental appeal. A Welcome addition to the market and early viewing is strongly advised.

Energy Performance Rated 'C' Council Tax Band 'B'

3D Tour: <https://my.matterport.com/show/?m=Wv2FAabjeVL>

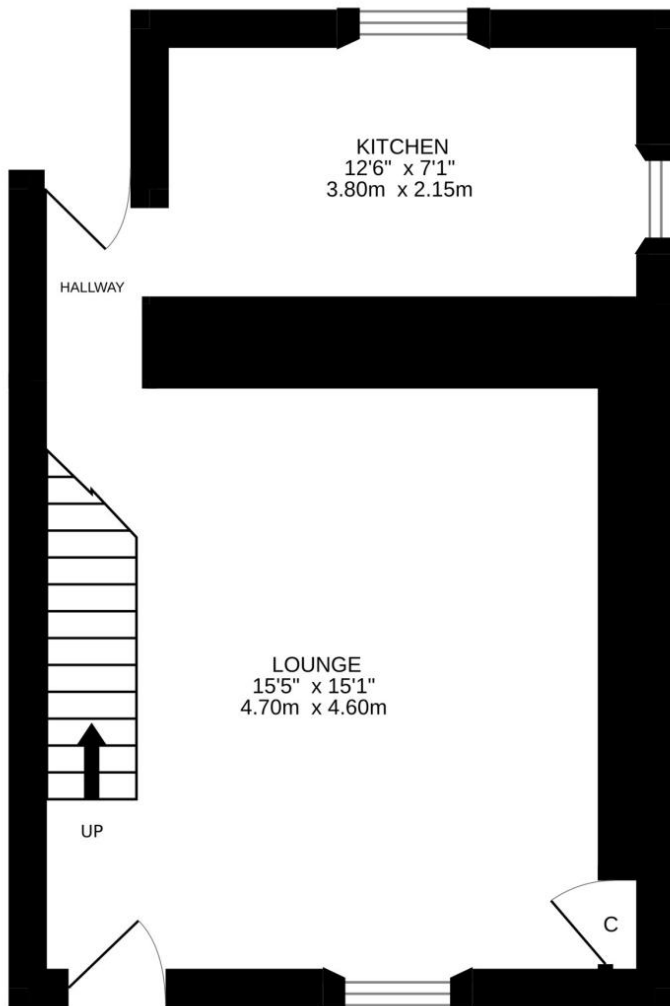




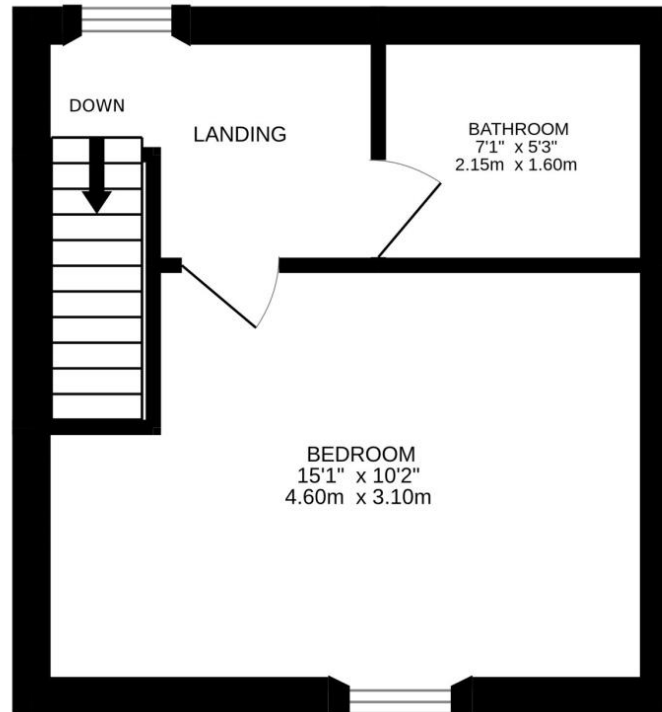
These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



GROUND FLOOR



1ST FLOOR



Viewing Strictly by appointment through Irving Geddes W.S. on 01764 653771.

Thinking of selling?

Call us now for a free valuation for your own property.

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