



37 BURRELL STREET
CRIEFF, PH7 4DT

Irving **Geddes**
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We are delighted to offer for sale this modern three bedroom semi-detached villa, within easy walking distance of the centre of the ever popular town of Crieff.

The accommodation comprises on the ground floor; HALLWAY with W.C. off, LOUNGE with wood-burning stove and bay window, DINING KITCHEN, and rear UTILITY ROOM with external door. The upper floor has a FAMILY BATHROOM and THREE DOUBLE BEDROOMS, all with built-in storage and the master with EN-SUITE SHOWER ROOM. Warmth is provided by gas central heating and the property is fully double-glazed. There is private off-street parking to the rear and an enclosed garden with an area of lawn, mono-bloc patio and timber shed/workshop. An attractive family home in a central location, likely to have broad appeal.

Energy Performance tbc **Council Tax** Band E

Viewing Strictly by appointment through Irving Geddes - 01764 653771



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