

4 MILL ROAD, CRIEFF, PH7 4ET

OFFERS OVER £210,000



IrvingGeddes
W.S. • Solicitors • Estate Agents

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Irving Geddes are delighted to offer for sale this well proportioned two bedroom detached bungalow centrally located in a well established residential area of the ever popular Market Town of Crieff. The property has been well maintained, enjoys good sized garden grounds and would benefit from a programme of modernisation, offering great potential for development.

The accommodation comprising: **ENTRANCE PORCH, HALL, LOUNGE, KITCHEN**, two **DOUBLE BEDROOMS** and **SHOWER ROOM**. The property has gas central heating and is fully double glazed.

The private garden surrounding the property is laid to lawn and stone chips. The rear with lawn, well stocked borders, mature planting and timber shed. Further areas to the front and side are laid with chippings and bordered by stone and timber fencing. Properties within this location are rare to the market and no.4 offers much appeal. Likely to be a welcome addition, early viewing is advised.

Energy Performance Rated 'C' for efficiency. **Council Tax** Band 'E'.

Viewing Strictly by appointment through Irving Geddes.

Video Walkthrough <https://youtu.be/pYxrlhMezd4>

Directions From our West High Street offices, continue to the T-junction at the bottom of Lodge Street and turn left onto Burrell Street. Continue down and take the second road on the right into Mill Road. The property is located on the right side.



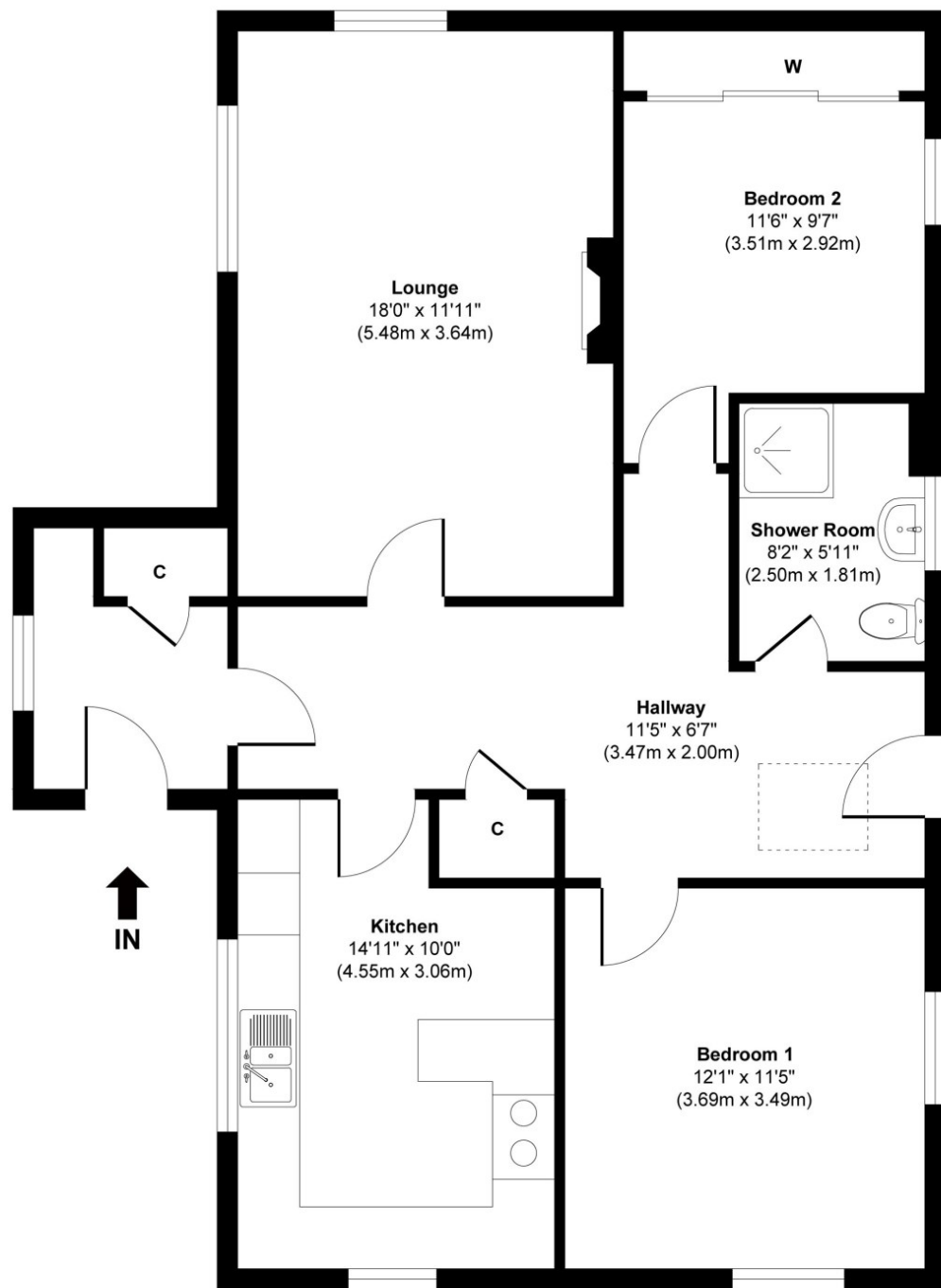






These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





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