

16 MITCHELL STREET, CRIEFF, PH7 3AG
OFFERS OVER £95,000

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Irving Geddes are delighted to offer for sale this newly refurbished main door end-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; **LIVING ROOM/KITCHEN**. On the upper floor there is a **LANDING**, **DOUBLE BEDROOM & SHOWER ROOM**.

The property is warmed by gas central heating (new boiler fitted 2019) and PVC double glazed tilt & turn windows. An excellent first buy or investment property with high rental appeal. A Welcome addition to the market and early viewing is strongly advised. (furniture can be purchased by separate negotiation).

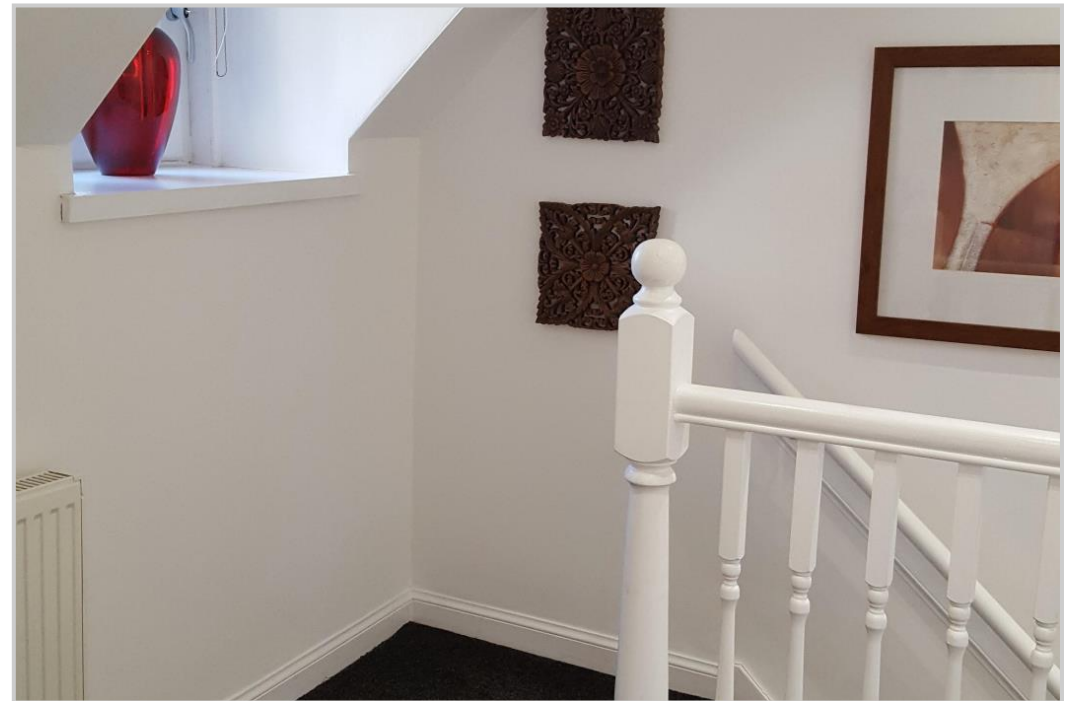
External;

There is a private area of garden ground to the rear of the property. We understand that rights of access are available for use of the drying green by adjoining proprietors.

Energy Performance Rated 'D' for energy efficiency.

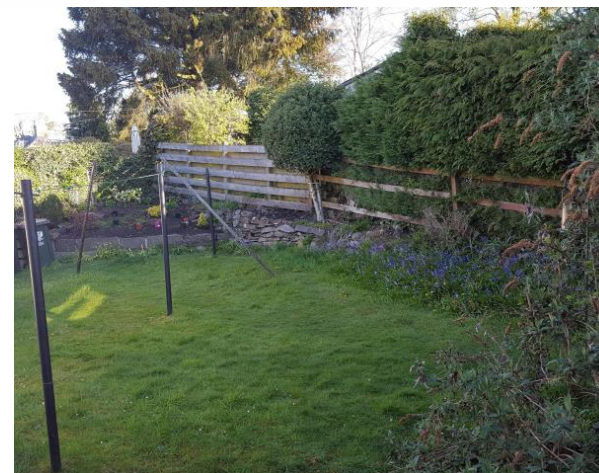
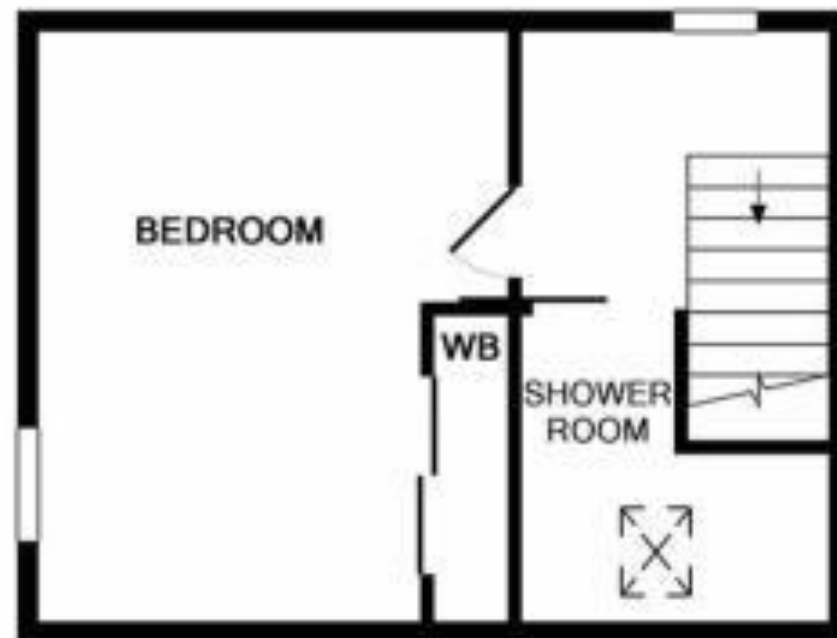
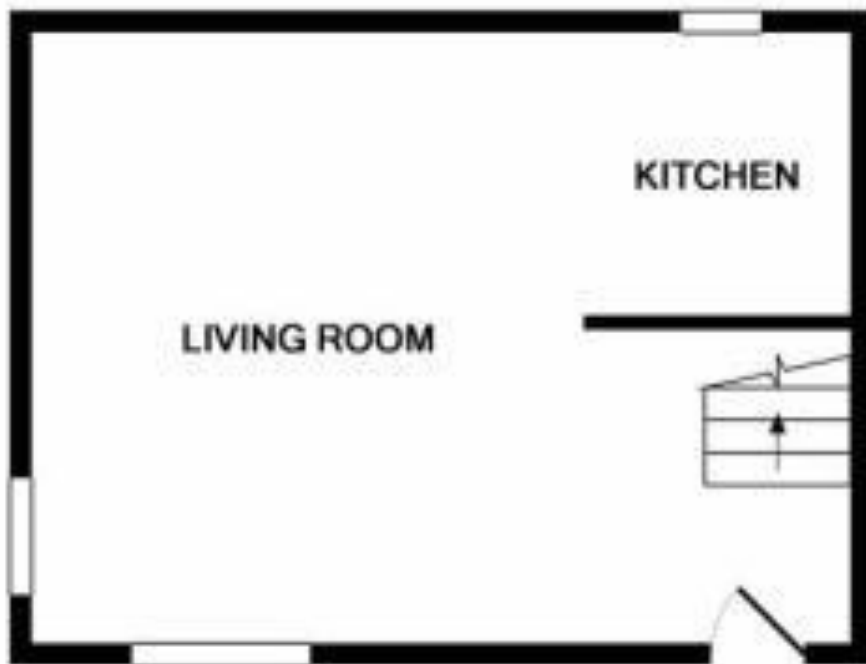
Council Tax Band 'A'.





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.





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