



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

## 16 MITCHELL STREET, CRIEFF, PH7 3AG

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).

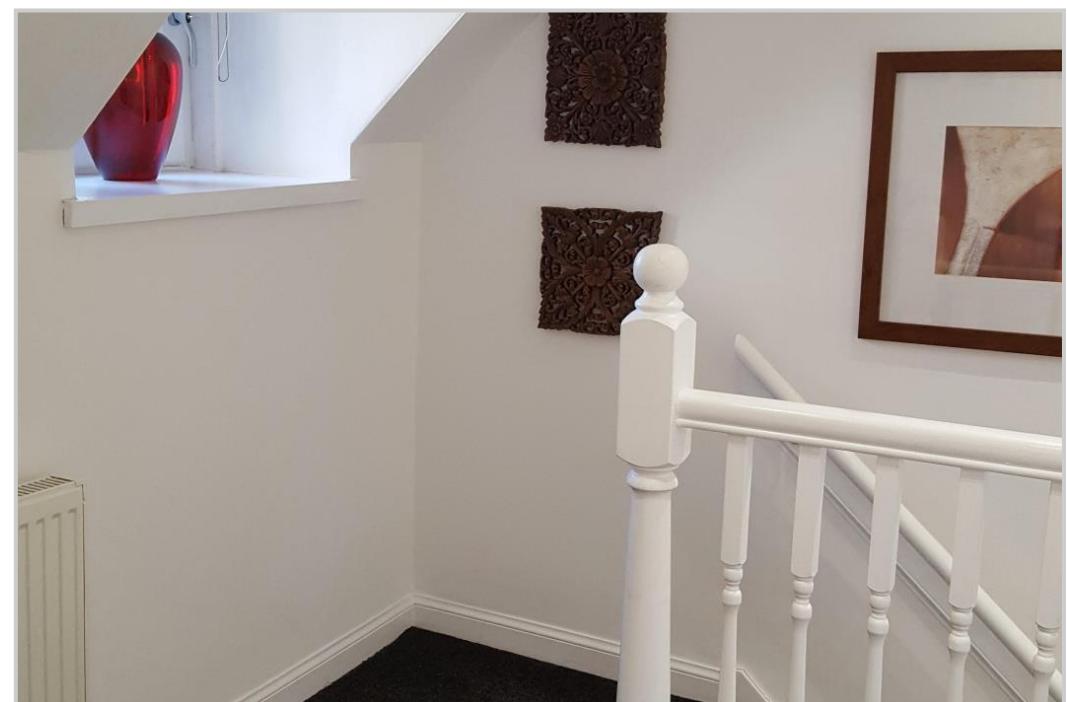
External;

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.

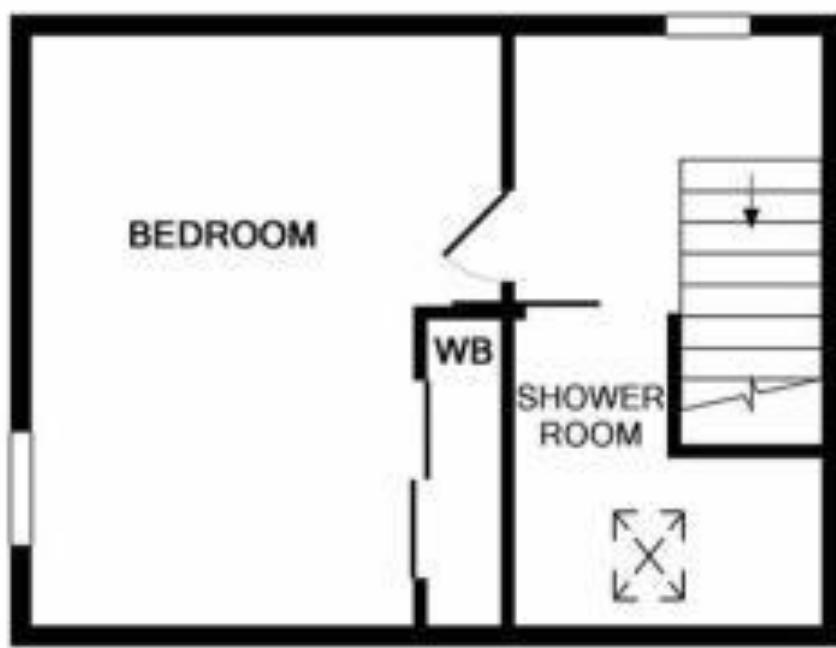
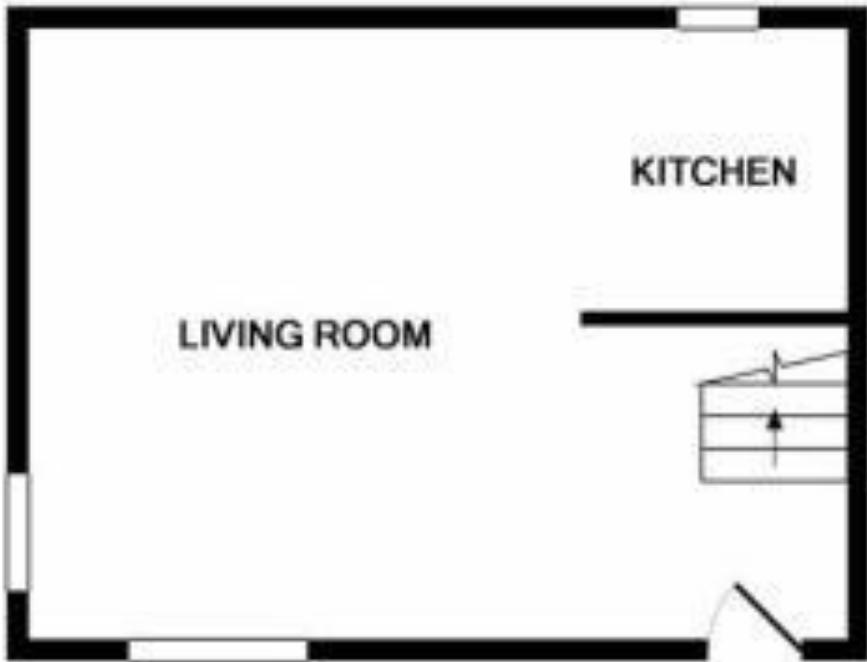
**Council Tax Band 'A'.**





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