

10 ANGUS CRESCENT, CRIEFF, PH7 4LF
OFFERS OVER £230,000



LivingGeddes
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We are delighted to offer for sale this 3 bed detached villa, located in a sought after residential area within the ever popular Perthshire market town of Crieff. The property enjoys a peaceful position in a quiet cul-de-sac and is within easy reach of the many amenities and services available in Crieff and picturesque walks through Macrosty Park and Lady Mary's Walk.

The well proportioned accommodation is presented in move-in condition but requires a programme of upgrading. Accommodation on the ground floor comprises; Entrance Hall, Lounge, Dining Room, Kitchen, Sun Lounge & Cloakroom with WC & WHB. The upper floor comprises; Landing, Three Double Bedrooms, Bathroom with Shower, WC & WHB. The property is fully double glazed & warmed by mains gas central heating.

Private gardens surround the property which are mainly laid to lawn with mature planting. The driveway is laid with loose chippings and concrete paviour slabs lead to a single garage with power and light. Boundaries are formed by a mixture of timber, post & wire fencing.

A real development opportunity and likely to be a welcome addition to the market. Early viewing is advised.

Viewing Strictly by appointment through Irving Geddes 01764 653771

Council Tax Band E **Energy Performance Rating** D

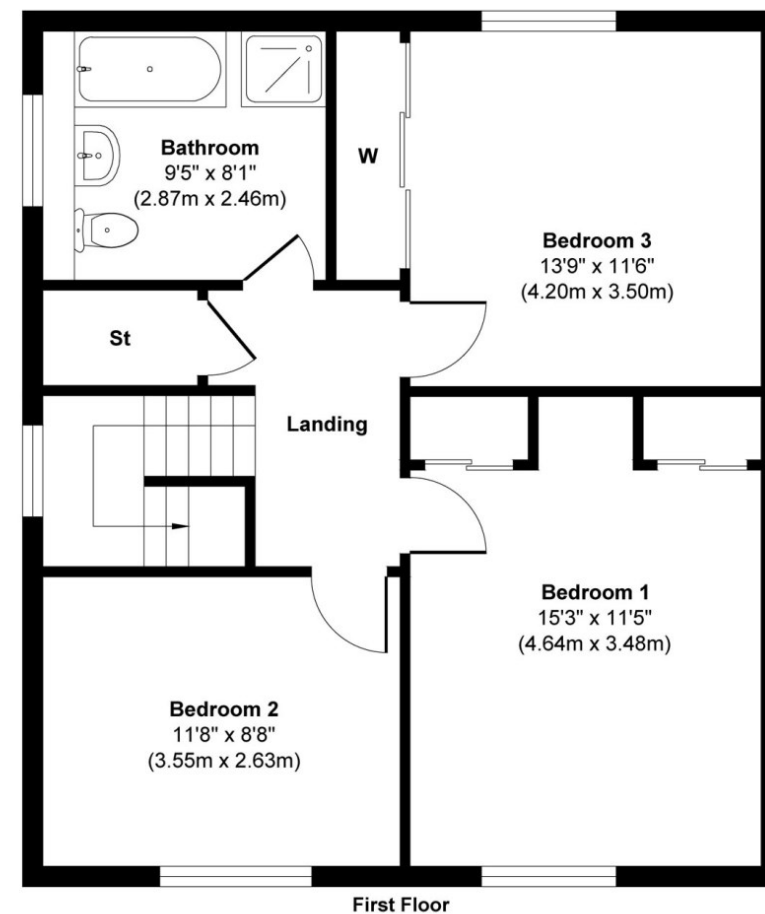
Video Tour <https://youtu.be/I3gy8Lu7yPI>











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

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