

2 BANKS CRESCENT, CRIEFF, PH7 3SR

OFFERS OVER £215,000



**IrvingGeddes**  
W.S. • Solicitors • Estate Agents



## 2 BANKS CRESCENT, CRIEFF, PERTHSHIRE, PH7 3SR

Irving Geddes are delighted to offer for sale this well appointed detached three bedroom villa situated in a popular residential area within the beautiful market town of Crieff. Presented in move-in condition the well-proportioned layout is set over two floors and comprises; HALLWAY with storage, LIVING ROOM open to DINING ROOM which enjoys direct access to the rear garden, KITCHEN & large UTILITY ROOM with SHOWER ROOM off. There are THREE BEDROOMS, the third currently used as a study, and FAMILY BATHROOM on the upper floor. The property benefits from manageable front and rear gardens which are well stocked with a variety of mature shrubs and plants. The front has an area of lawn and private off-street parking, adjacent to the integral single garage. The rear garden is fully enclosed and again laid mainly to lawn with mature shrub borders. The property benefits from double glazing throughout & gas central heating. 2 Banks Crescent is likely to be a welcome addition & will appeal to a variety of purchasers. Early internal viewing is advised.

Crieff is Strathearn's principal town, only 7mls to Auchterarder which has motorway links onto Edinburgh and Glasgow. Crieff has a full range of facilities, with a cottage hospital, doctor's surgery, supermarkets, independent retailers, restaurants & a plethora of clubs & associations. There are two private schools in Crieff, Ardvreck Preparatory School and Morrison's Academy, Glenalmond is between Crieff & Perth, with Dollar Academy, Strathallan, Craigclowan and Kilgraston all lying within easy reach. Gleneagles Hotel is 9mls away and has extensive sports & leisure facilities including an equestrian centre & its famous golf courses. The nearest train stations are at Gleneagles and Dunblane. Edinburgh and Glasgow airports are both within comfortable driving distance. Sporting activities include golf, mountain biking, hill walking & climbing, as well as fishing and watersports at Loch Earn (12 miles).

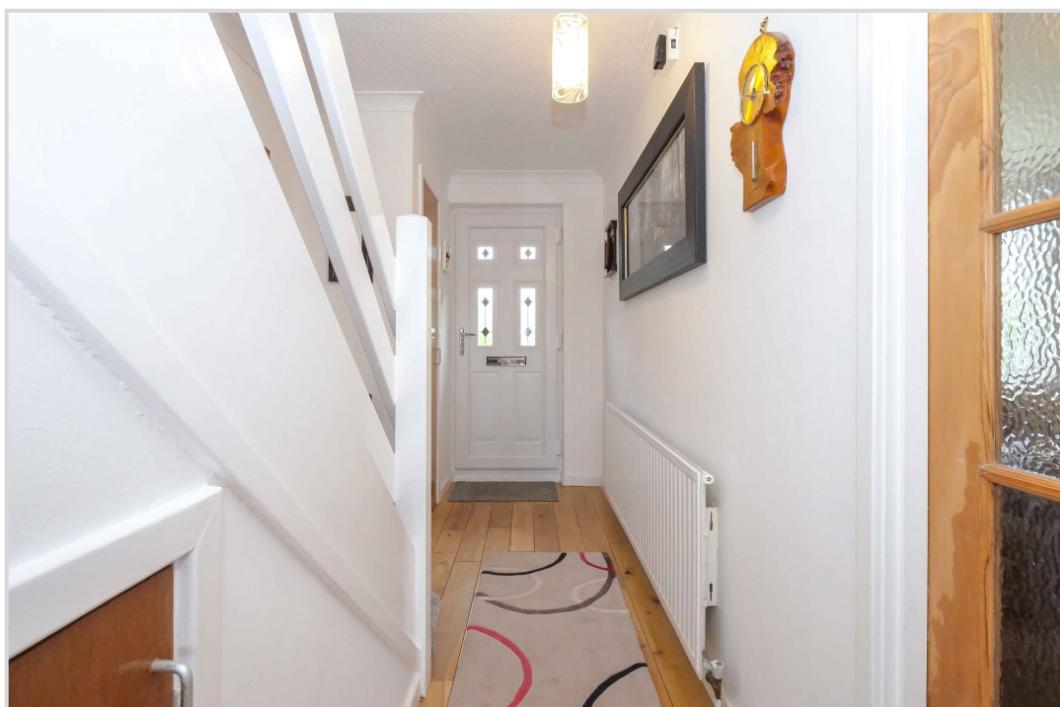
**Video Walkthrough** <https://youtu.be/GzpTRTgdkFE>

**Energy Performance** Rated 'D'

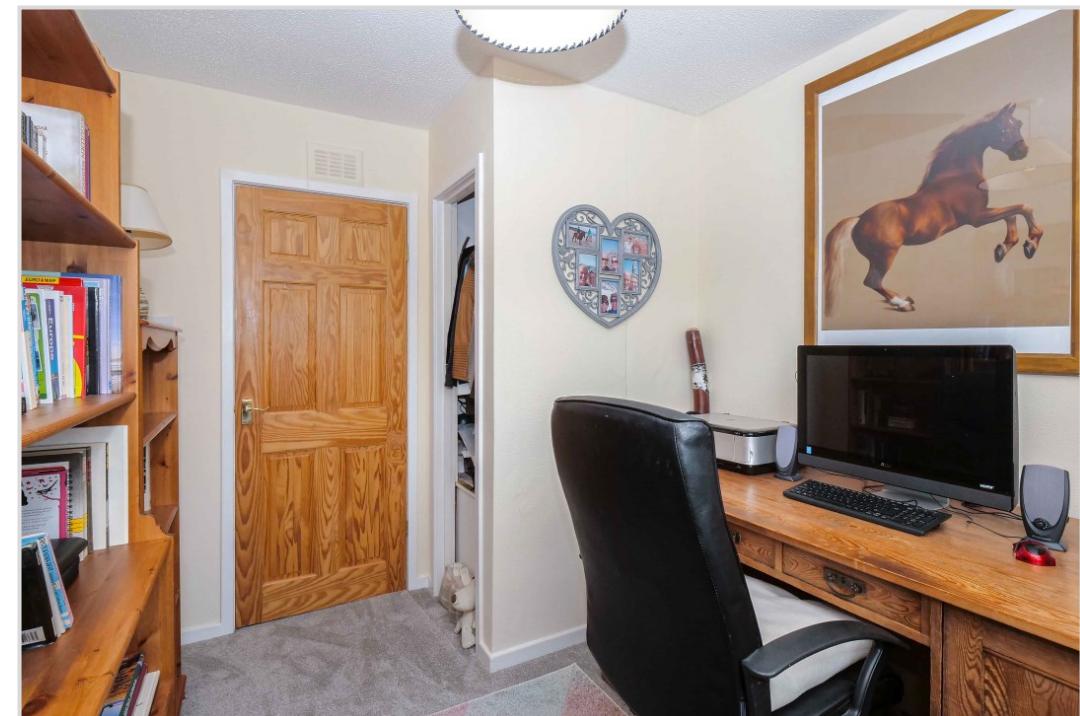
**Viewing** Strictly by appointment - Irving Geddes - 01764 653771.

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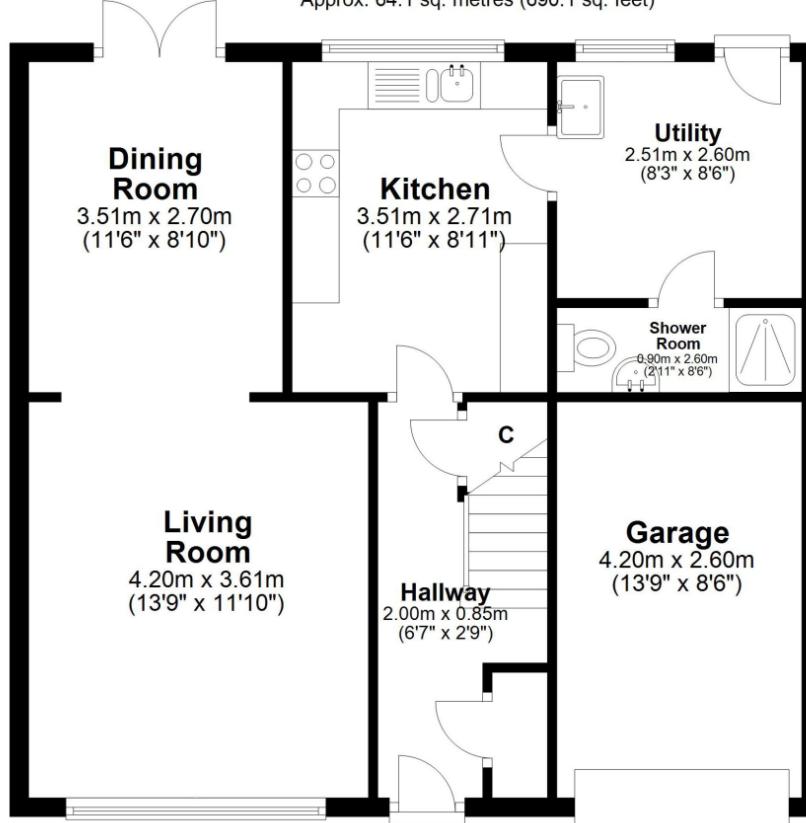






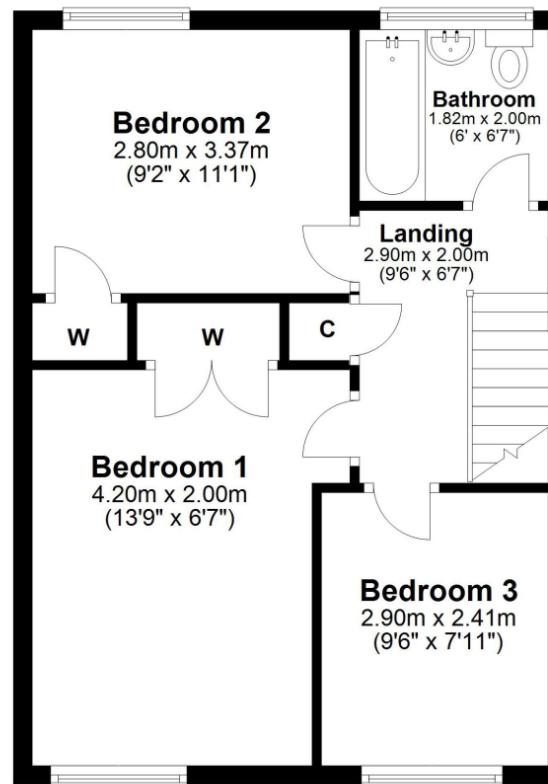
## Ground Floor

Approx. 64.1 sq. metres (690.1 sq. feet)



## First Floor

Approx. 42.8 sq. metres (460.5 sq. feet)



Thinking of selling?

Call us now for a free valuation for your own property.

Crieff

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Comrie

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