



CROFT COTTAGE, RAMSAY STREET,
CRIEFF, PH7 3JF

O.I.R.O £210,000

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Irving Geddes are delighted to bring to the market this most attractive and immaculately presented 3 bedroom stone built semi-detached two storey cottage. Located within the ever popular market town of Crieff, where all local amenities are readily available. Croft Cottage is deceptively spacious and offers flexible accommodation over two floors.

Ground floor comprises: **Entrance vestibule, Entrance hall, Large Lounge with Dining area, new fully fitted Kitchen, modern Shower Room, Family room/third bedroom.**

Upper floor comprises: **Landing, Two Double Bedrooms.**

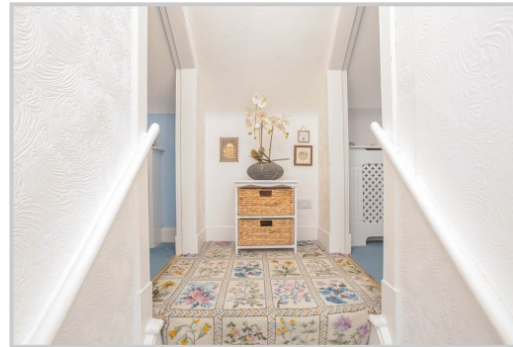
The property is warmed by gas central heating (combi-boiler fitted 2019), completely rewired in 2019 and double glazed throughout. A property rare to the market and likely to have broad appeal as either a permanent residence, holiday home or investment property.

Externally There are private garden grounds to the front and side of the property offering great views to the Ochil Hills. The garden is mainly laid to grass, incorporating well stocked flower beds, mature shrubs and small trees, fish pond and an area of uPVC decking. A timber summerhouse, shed & masonry store are located within the garden grounds, as is a timber gazebo with hot tub under (by separate negotiation). Boundaries are formed in a mixture of stone walling, timber fencing and hedging.

IrvingGeddes
W.S. • Solicitors • Estate Agents





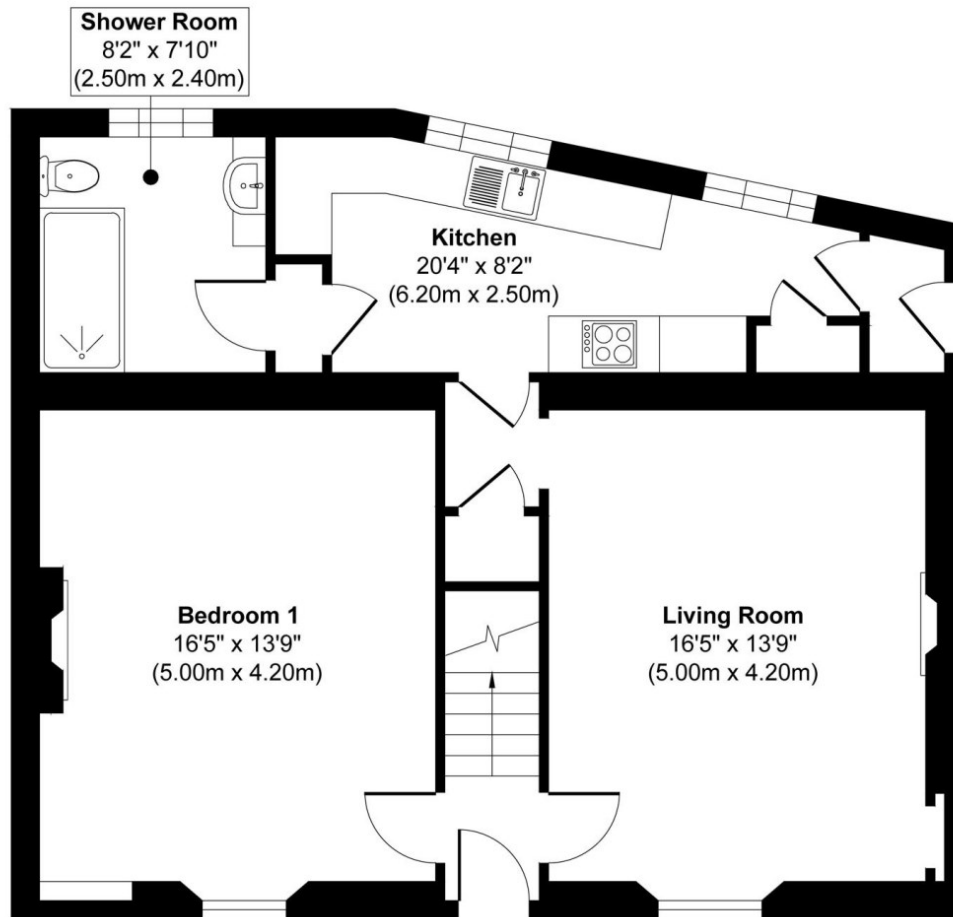


These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.



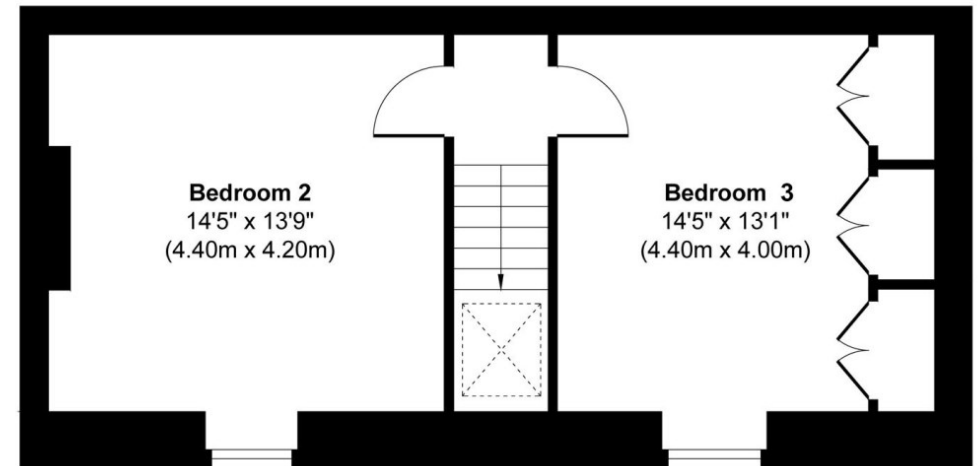






Ground Floor
Approximate Floor Area
793 sq. ft
(73.68 sq. m)

Approx. Gross Internal Floor Area 1238 sq. ft / 115.03 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.



First Floor
Approximate Floor Area
445 sq. ft
(41.35 sq. m)

Viewing Strictly by appointment through
Irving Geddes W.S. 01764 653771.

Energy Rating: 'E' Council Tax Band: 'C'



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