



**lindsays**

2 Donavoured  
Connaught Terrace, Crieff, PH7 3DJ

*"Characterful and charming mid terraced villa requiring upgrading situated in a quiet residential area of Crieff."*

- Vestibule
- Lounge/Dining Room
- Family Room/Office
- Kitchen
- 4 Bedrooms
- Bathroom
- Gardens

EPC Rating G

**OFFERS OVER £225,000**



## Description

This characterful and charming mid terraced 4 bedroom villa is situated in a quiet residential area of Crieff. It does require a full scheme of upgrading but offers a great opportunity for a buyer to create a wonderful family home.

Accommodation on the ground floor comprises a vestibule, lounge/dining room with open fire, family room/office and kitchen with space to dine. On the upper level there 4 good sized bedrooms and a family bathroom. Externally there is a covered terrace and large garden grounds to the rear. The garden is mainly laid to lawn with mature trees and there is a separate vegetable garden with fruit trees. Private parking is available to the front of the property which is shared with neighbouring residents.

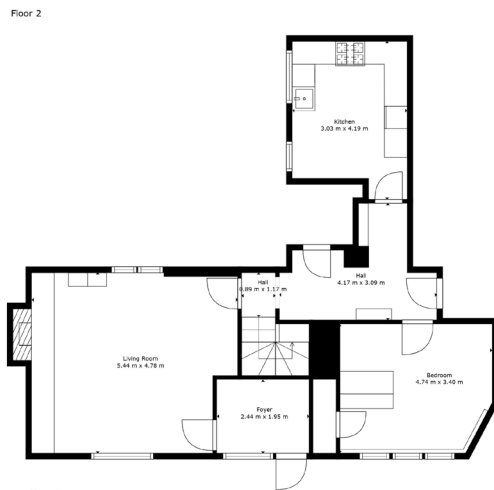
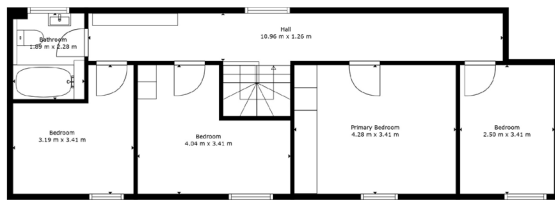
2 Donavours has been in the same ownership for over 50 years. It has single sash and case windows and currently no central heating system but with a comprehensive scheme of upgrading it could be a most desirable and comfortable family home and viewing is highly advised to appreciate it's potential.

## Area

Crieff is a traditional Scottish market town set amidst Perthshire's stunning scenery. The attractive and bustling town centre supports a wide range of businesses offering the best of food and drink, clothing, gifts, crafts and arts. There is a great choice of cafes, restaurants for fine or casual dining. A popular destination for tourists, Crieff's attractions include the Visitor Centre and Glenturret Distillery. Local schooling is available at primary and secondary level and independent schooling is available at Morrison's Academy and Ardreck.

## Viewing

By appointment through Lindsays on 01738 630222 or [perthproperty@lindsays.co.uk](mailto:perthproperty@lindsays.co.uk)



**TOTAL: 138 m<sup>2</sup>**  
FLOOR 1: 71 m<sup>2</sup>, FLOOR 2: 67 m<sup>2</sup>  
EXCLUDED AREAS: FIREPLACE: 1 m<sup>2</sup>  
Illustration Purposes Only.

T: 01738 630222 E: [perthproperty@lindsays.co.uk](mailto:perthproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.