



lindsays

14 Hill Street,
Crieff, PH7 3BU

*"Charming 2 bedroom terraced villa
in a central location with delightful
private garden"*

- Lounge
- Kitchen
- Conservatory
- 2 Bedrooms
- Shower Room
- Garden

EPC Rating C

OFFERS OVER £155,000



Description

Lindsays are pleased to bring to the market this charming 2 bedroom terraced villa in a central location with a delightful private garden. Presented in move in condition and just a stones throw from the High Street, this lovely property will have broad appeal.

Accommodation on the ground floor comprises a hallway; lounge with feature fireplace and under stairs storage; fitted kitchen with integrated appliances to include a gas hob, double oven and extractor as well as free standing washing machine, dishwasher and small bar fridge (also included) and conservatory with laminate floor and double doors leading to the garden. On the upper floor there are two bedrooms, both with built in storage and a newly upgraded shower room comprising a large walk-in shower, WC and vanity wash hand basin.

Externally to the rear there is a pretty garden with a lawn, planted borders and gravel path leading to 2 sheds and a deck. Parking is available on street to the front of the property.

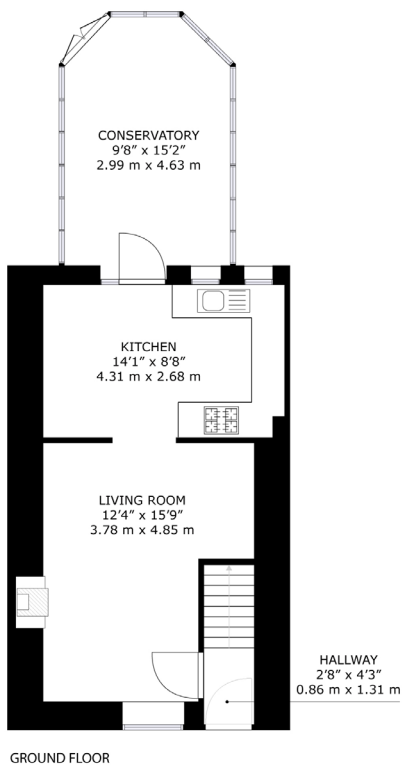
14 Hill Street comes to the market in turn key condition and would make a perfect first-time buyer purchase. Benefitting from gas central heating and double glazing, it is a great addition to the market and early viewing is strongly advised.

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 Ardvreck.

Viewing

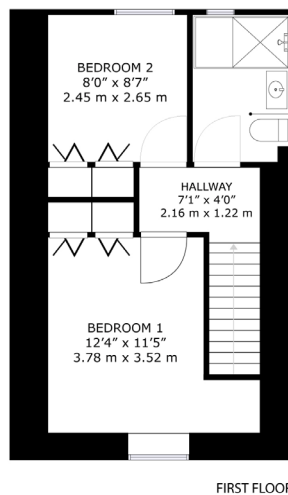
By appointment through Lindsays on 01738 630222 or perthproperty@lindsays.co.uk



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GROSS INTERNAL AREA
GROUND FLOOR : 470 sq. ft., 43.7 m², FIRST FLOOR : 291 sq. ft., 27.1 m²
TOTAL : 761 sq. ft., 70.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



T: 01738 630222 E: perthproperty@lindsays.co.uk W: 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.