

Rosewood Cottage, Coldwells Road, Crieff, PH7 4BB
Offers Over £235,000

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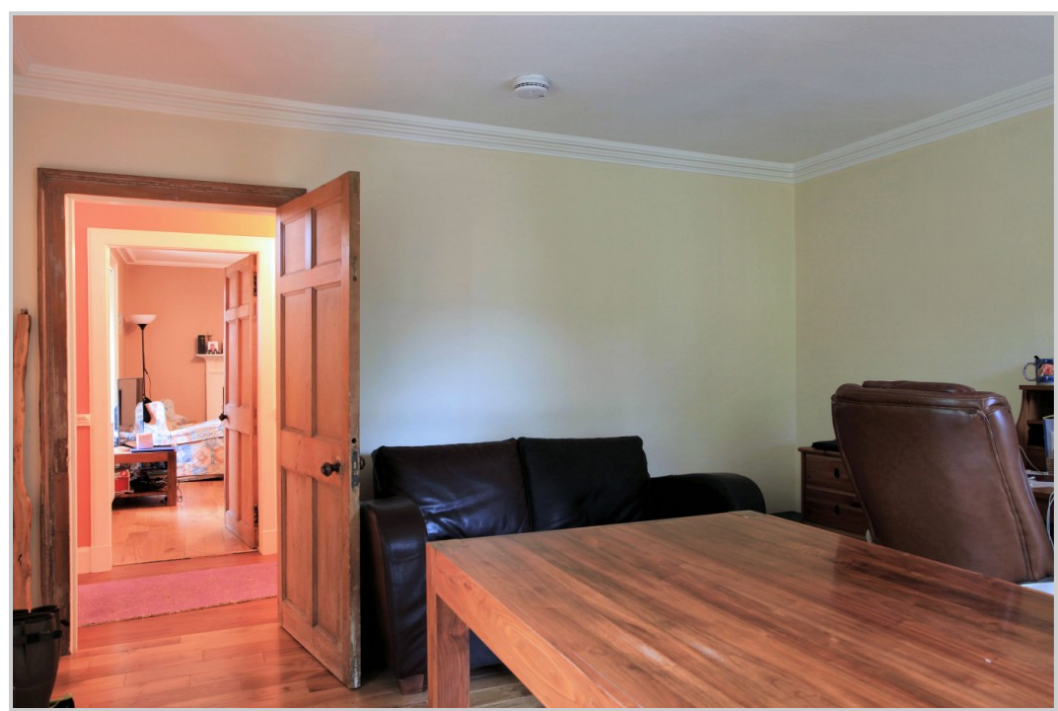
Irving Geddes are delighted to offer for sale this spacious 3 bedroom traditional detached cottage, centrally located in the charming market town of Crieff. Fully modernised & presented in true move-in condition the flexible layout comprises on the ground floor: HALL, DINING KITCHEN open to SITTING ROOM, LOUNGE & BEDROOM with EN-SUITE SHOWER ROOM and UTILITY/STORE off. There are 2 further DOUBLE BEDROOMS and FAMILY BATHROOM on the upper floor. The property is warmed by gas fired central heating and is double glazed throughout. An open fire is located in the lounge with a wood burning stove in the sitting room.

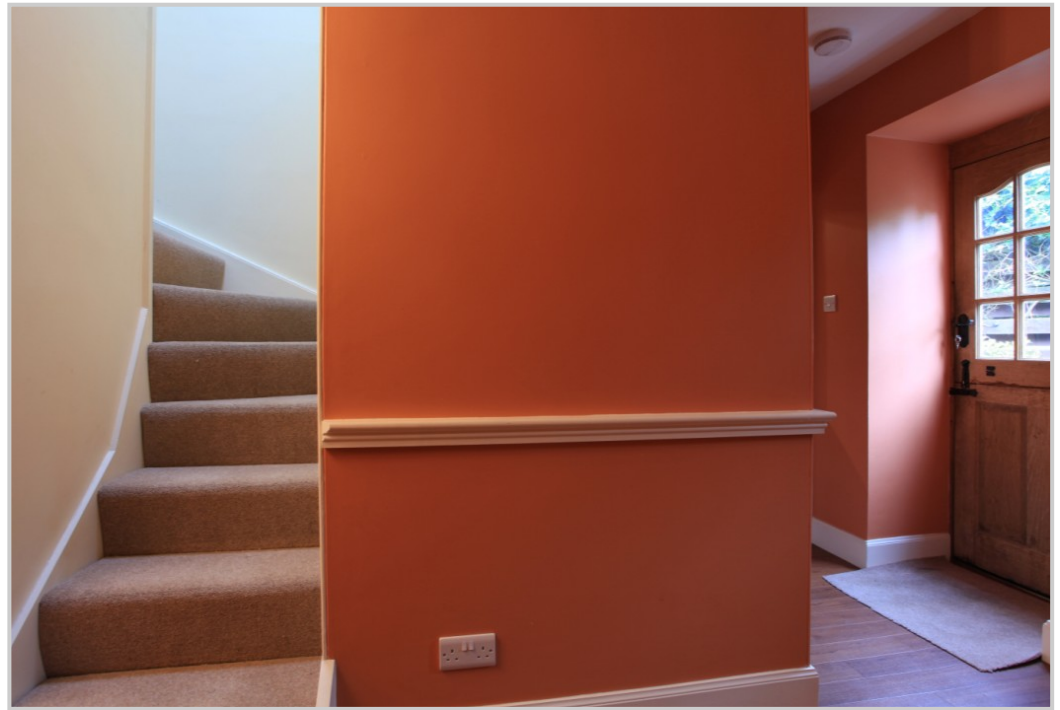
Externally there are good sized private gardens principally to the front & side, laid mainly to grass. A small courtyard area exists to the rear with timber sheds. An attractive timber deck is located off the south gable end & accessed via the bedroom or rear garden area. There is also a substantial subfloor storage area accessed via the side of the property. There is unrestricted parking to the front of the property and whilst lapsed now, planning permission was passed previously for a parking area for two cars to be sited at the bottom of the garden.

Rosewood is a charming property, well maintained and enjoying a private yet central location within easy walking distance to the local amenities. Likely to have broad appeal, early viewing is strongly recommended.

Lounge:	15'4" x 13'6"	
Sitting Room:	15'2" x 9'10"	
Dining Kitchen:	13'2" x 10'2"	
Master Bedroom:	9'10" x 8'10"	En-Suite 6'6" x 5'6"
Utility Rm/Store:	12'0" x 4'2"	
Bedroom Two:	14'6" x 12'2"	
Bedroom Three:	14'6" x 10'0"	
Bathroom:	12'0" x 5'0"	

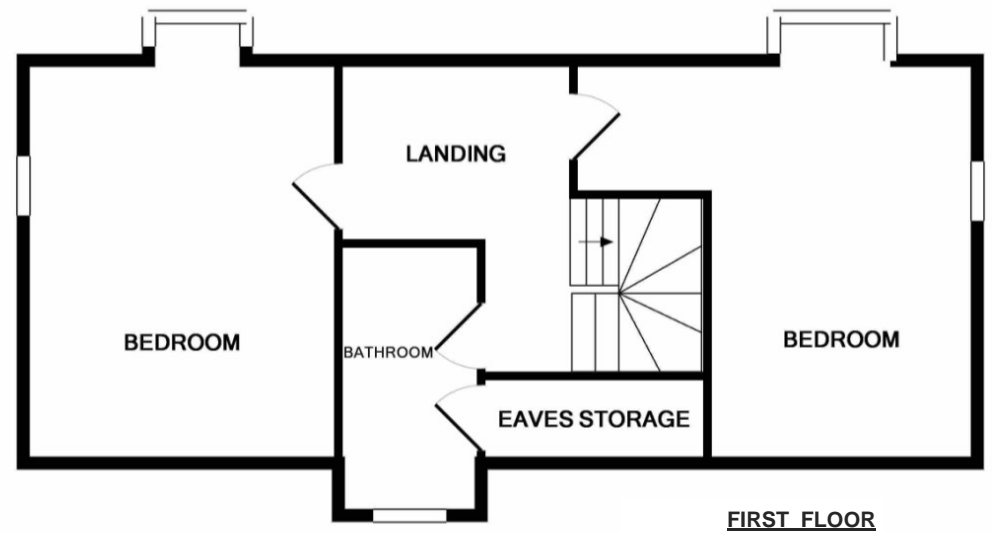
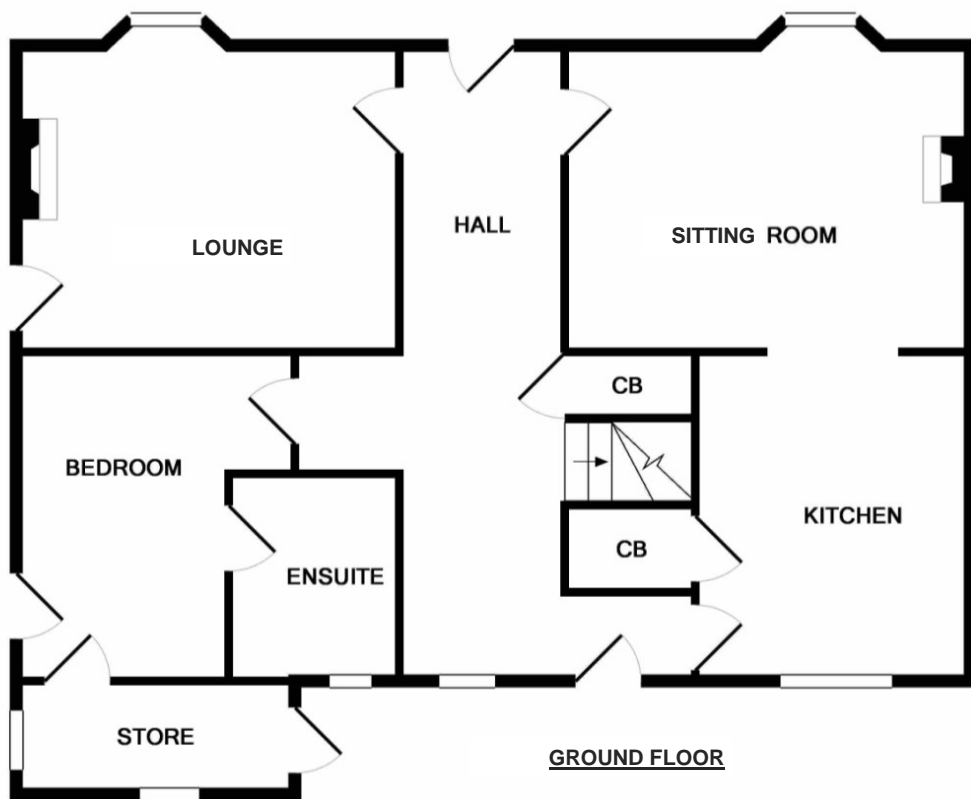








These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.



Directions From our Crieff office head west along West High Street taking the immediate right onto Comrie Street and right again onto Coldwells Road. The property is located almost immediately on the right hand side.

Viewing Strictly by appointment through Irving Geddes - 01764 653771

Energy Performance Rated 'E' for energy efficiency.



Thinking of selling?
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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