

# 19 Galvelmore Street

Crieff, PH7 4BY

Offers Over £129,500



IRVING  
GEDDES  
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## 19 Galvelmore Street, Crieff, PH7 4BY

We are pleased to offer for sale this flexible terraced villa enjoying a central location within the popular market town of Crieff. Extending over three floors the flexible layout comprises on the ground floor; large LOUNGE, BATHROOM, DINING ROOM & BREAKFASTING KITCHEN with access to a private rear garden. The first floor has THREE BEDROOMS and a SHOWER ROOM. The attic level has been converted, offering further accommodation and enjoys lovely views.

The property is warmed by gas central heating & is double glazed throughout. To the rear there is a fully enclosed garden laid to lawn with unrestricted parking on Commissioner Street. The property would benefit from a degree of upgrading but offers good sized, versatile accommodation which would suit a variety of purchasers. Early viewing is advised.

**Kitchen** (14'0" x 8'0")

**Lounge** (15'4" x 10'8")

**Dining Room** (11'6" x 8'6")

**Bathroom** (9'6" x 6'6")

**Shower Room** (8'10" x 5'10")

**Bedroom One** (15'6" x 7'6")

**Bedroom Two** (9'2" x 8'2")

**Bedroom Three** (9'2" x 7'0")

**Bathroom** (9'2" x 7'0")

**Attic Level** (27'0" x 11'6")

### Directions

From the offices of Irving Geddes turn right and Galvelmore Street is straight ahead. Located at the bottom on the right, being the corner property at Galvelmore Street/Commissioner Street.

### Energy Performance

Rated 'D' for efficiency.

### Council Tax

Band 'B'.

### Viewing

Strictly by appointment through Irving Geddes - 01764 670325/653771.

**Home Report Valuation** £145,000

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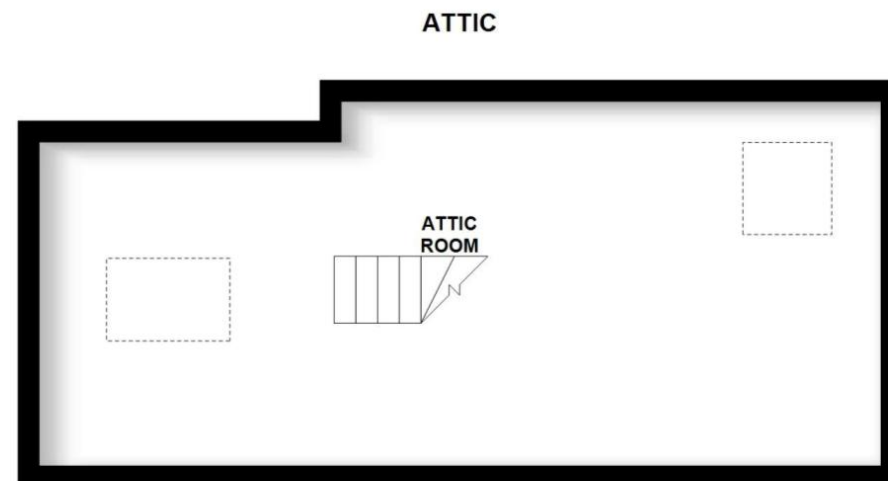
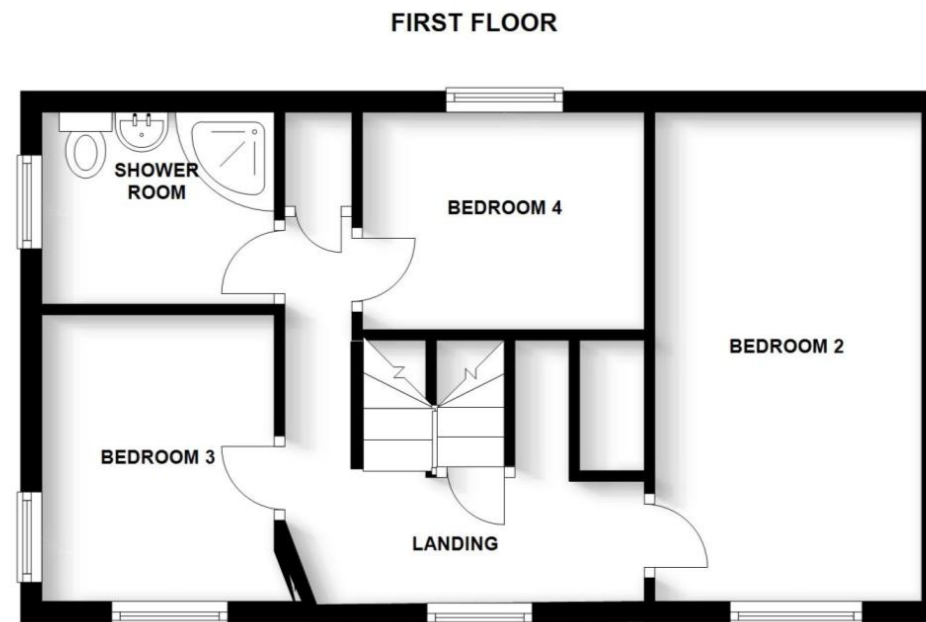
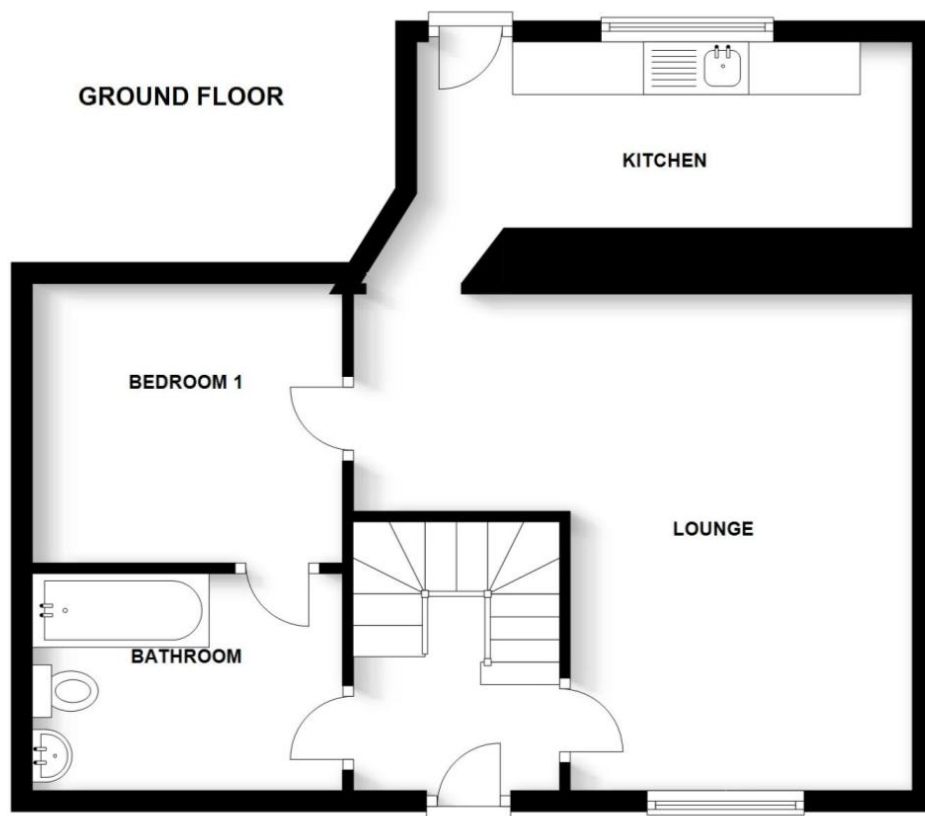






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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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