

# The Cottage, Rectory Road, Crieff, PH7 3DZ

Guide Price £225,000



**IRVING  
GEDDES**  
w.s. | solicitors | estate agents

Irving Geddes are delighted to offer for sale this charming detached one and a half storey traditional cottage with adjoining garage/workshop situated within a mature and sought after residential area of Crieff. The cottage, dating from c1850, offers spacious accommodation & whilst would benefit from upgrading/modernisation, there is huge development potential.

Set over two floors, comprising TWO RECEPTION ROOMS, KITCHEN and BATHROOM on the ground floor and TWO DOUBLE BEDROOMS, STUDY and WC on the upper floor. A doorway leads to the former HAYLOFT. Externally there is a former stable & tack-room with original cobbles, currently utilised as a garage and for storage. There is a charming, easily maintained courtyard garden to the rear with an area of lawn, featuring the original well. Bordered by an attractive stone wall & timber fencing. The property offers an area for off-street parking to the side/rear which is accessed by a timber gate.

A unique property full of character, situated within a prime residential area & offering huge scope to expand on the accommodation currently on offer. Likely to have broad appeal, early viewing is advised.

#### **Ground Floor**

*Lounge 17'10 x 13'11*

*Kitchen 15'10 x 10'04"*

*Stable/Garage 24'02 x 16'03"*

*2nd Lounge/Dining Room 16'0 x 15'8"*

*Bathroom 8'05" x 8'0"*

*Tack-Room 16'02" x 5'11"*

#### **First Floor**

*Bedroom One 17'08" x 13'11"*

*Study 9'10 x 9'04"*

*Attic/Hayloft 27'11 x 14'0"*

*Bedroom Two 14'02 x 12'02"*

*WC/WHB 6'04" x 5'11"*

#### **Directions**

From James Square in Crieff High Street heading East towards Perth passing Crieff Filling Station on the left. Take the second on the left into Rectory Road and The Cottage is located a short distance on the right hand side.

#### **Viewing**

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

#### **Energy Performance**

Rated 'G' for efficiency.

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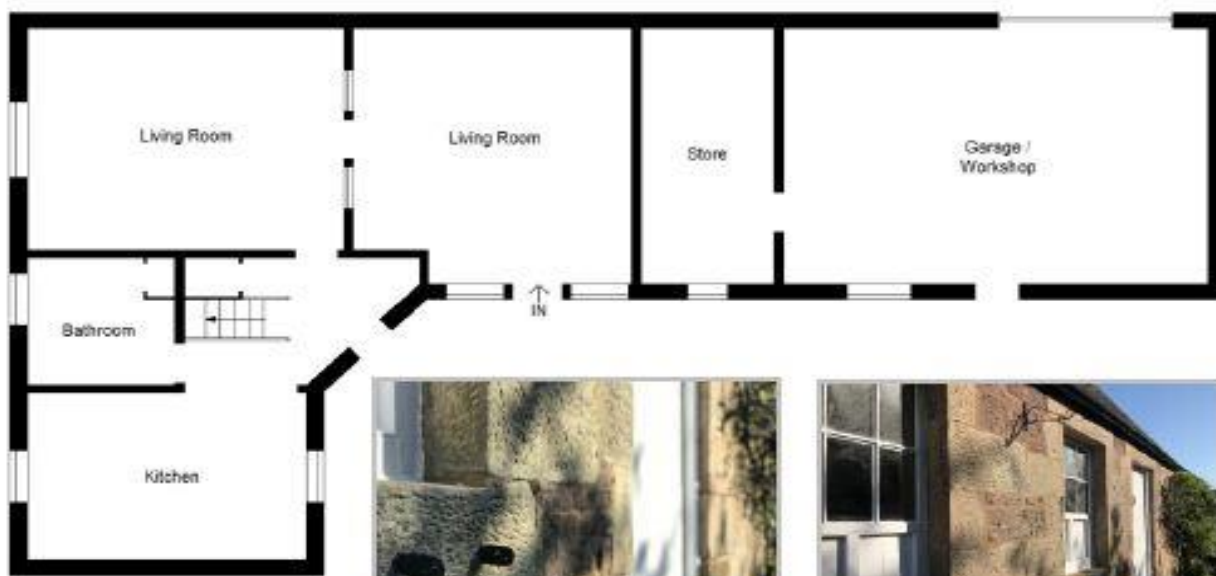


These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

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