



**Kilmorich, 3 Nellfield Road, Crieff, PH7 3DU**

**Offers Over £248,000**



**IRVING  
GEDDES**

w.s. | solicitors | estate agents





Kilmorich, 3 Nellfield Road, Crieff, PH7 3DU





Kilmorich, 3 Nellfield Road, Crieff, PH7 3DU



## Kilmorich, 3 Nellfield Road, Crieff, PH7 3DU

Irving Geddes are delighted to offer for sale this immaculately presented three bedroom mid-terrace villa enjoying a quiet location within one of Crieff's prime residential areas. An extremely well maintained property set over two floors & comprising on the ground floor: **HALL** with solid wood floor, providing access to the lounge, dining room and under-stair **CLOAKROOM** with modern WC, WHB and towel rail. An attractive staircase leads to the upper level. The spacious **LOUNGE** is located to the front and has a large double glazed bay window, solid wood flooring, feature inset gas fire and ample space for a range of living/occasional furniture. The open-plan L-shaped **DINING ROOM/KITCHEN** is to the rear. There is solid wood flooring and the kitchen area is fitted with laminate tiling. French doors open off the dining area onto the decking and garden. The **KITCHEN** has a range of contemporary wall and base units with space/plumbing for white goods. The landing provides access to the bedrooms and bathroom and benefits from a sky-light and attic access with pull-down ladder. The large **DOUBLE BEDROOM** to the front has generously sized built-in wardrobes and a bay window with an attractive outlook to the hills overlooking Crieff. The rear **DOUBLE BEDROOM** overlooks the garden with far-reaching views to the Ochil Hills & an attractive **EN-SUITE SHOWER ROOM** with double-sized cubicle. The third **BEDROOM** is located to the front & is currently being utilised as a study/office. The good sized **BATHROOM** has a contemporary suite with WC, vanity WHB & SHOWER BATH. The property is warmed by gas central heating and is double-glazed throughout.

Externally there are attractive low maintenance garden grounds with a paved path to the front door and mature planted beds and plants with path and patio laid with stone chips. The rear has a large area of decking, planted beds, timber shed & large gates leading onto Nellfield Lane.

A most appealing property with an excellent Home Report survey, presented in true move-in condition & situated in a popular residential area. A lovely blend of character features, such as original flooring, doors, picture rails and staircase, with the convenience of modern fixtures & fittings. Kilmorich will undoubtedly be a welcome addition to the market and early viewing is strongly advised.

**Lounge** (18'4" to bay x 15'4")    **Dining Room** (13'4" x 12'6")    **Kitchen** (8'6" x 7'8")

**Master Bed** (18'4" to bay x 10'5")    **Bed Two** (12'8" x 10'6")    **Bed Three** (9'0" x 9'0")

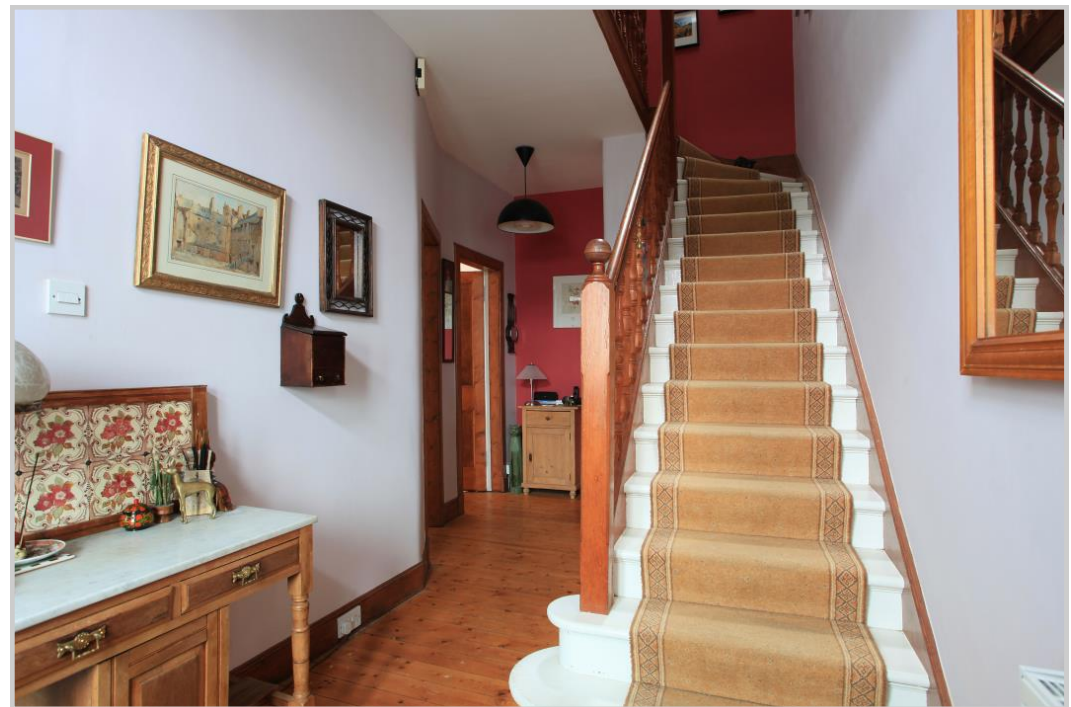
**Bathroom** (8'4" x 7'6")

**Viewing** Strictly by appointment through Irving Geddes - 01764 70325/653771.

**Energy Performance** Rated 'D' for efficiency. **Home Report Value** £250,000.







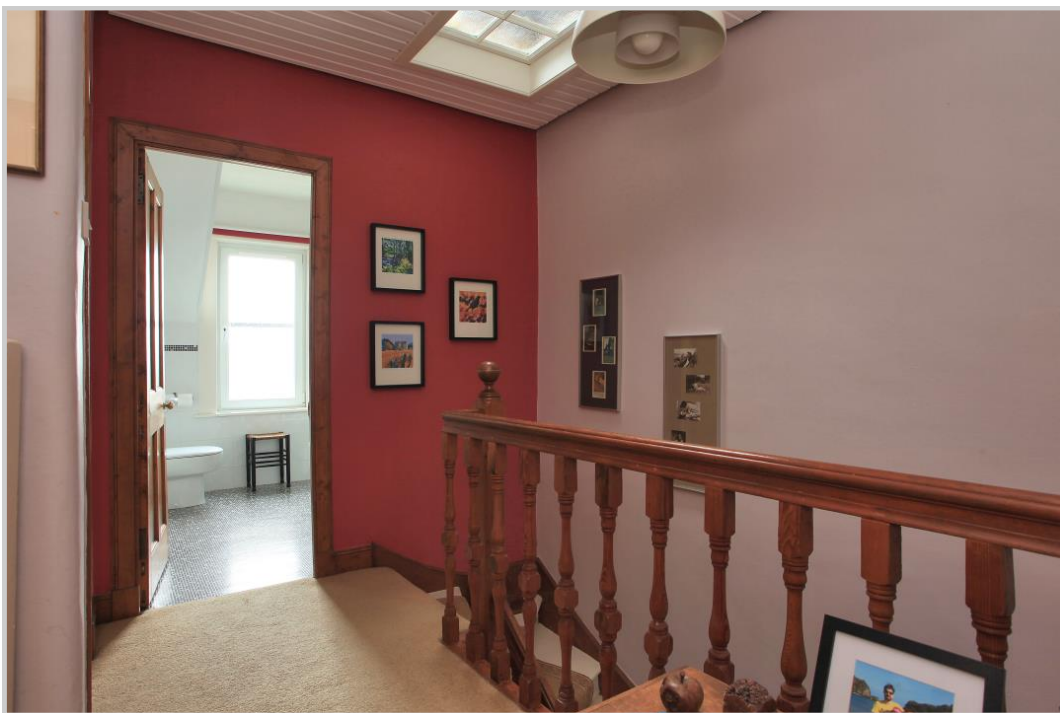
Kilmorich, 3 Nellfield Road, Crieff, PH7 3DU





Kilmorich, 3 Nellfield Road, Crieff, PH7 3DU

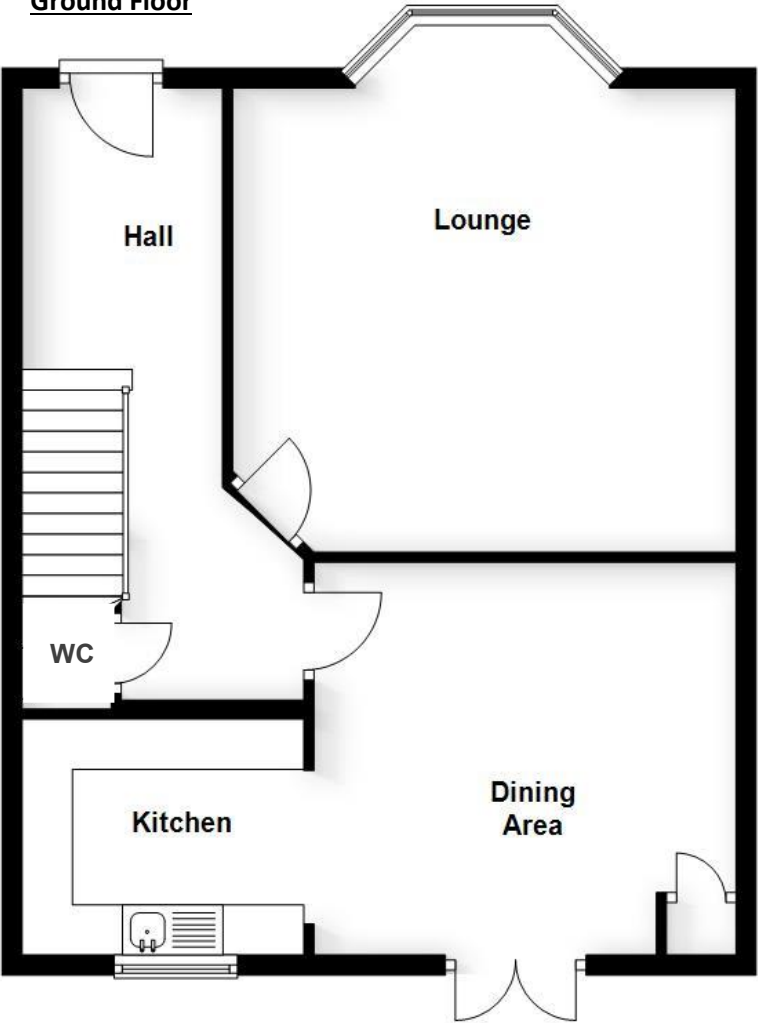




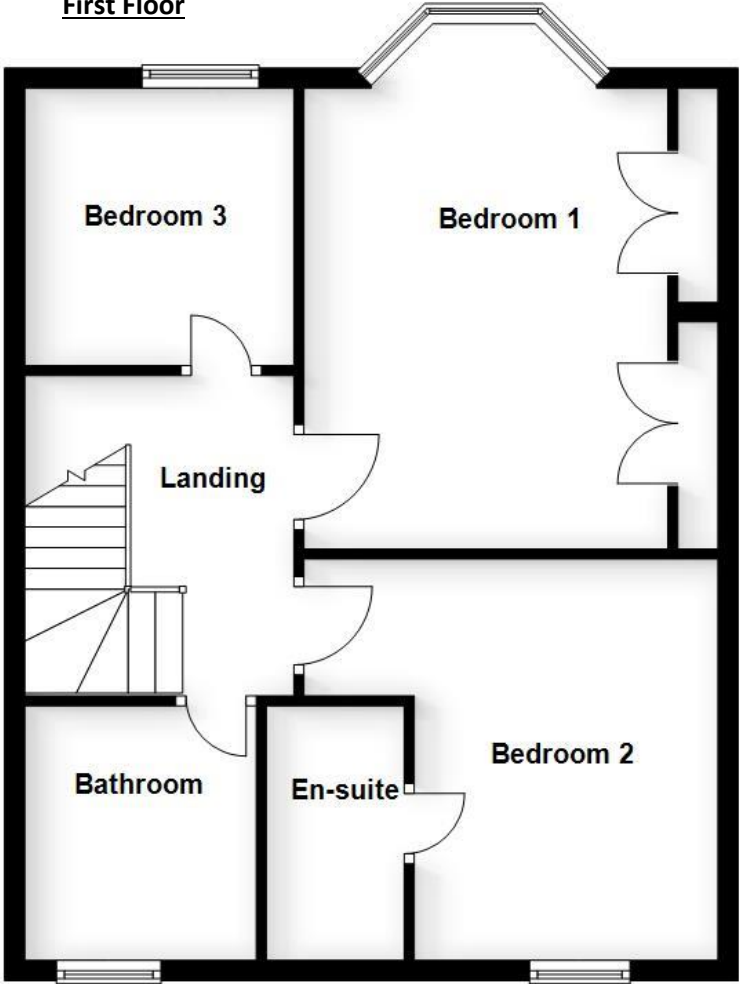
Kilmorich, 3 Nellfield Road, Crieff, PH7 3DU

**Directions/Location** Heading into Crieff from Perth take a right into Strathearn Terrace, immediately before the petrol station, and then first right into Nellfield Road. The property can be found towards the end of the street on the right hand side. A sought after location, within easy walking distance of the town centre, local amenities, the golf course, Crieff Hydro Spa Hotel, woodland walks and the renowned private school Morrison's Academy.

**Ground Floor**



**First Floor**



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.



**Thinking of selling?**  
**Call us now for a free valuation for your own property.**

**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