



Detached Villa

Two/Three Bedrooms

Kitchen

Lounge/Dining Area

GCH & DG

Single Garage

Manageable Gardens

Off Street Parking

Requires Modernisation

IRVING
GEDDES
w.s. | solicitors | estate agents

27 Turleum Road, Crieff, PH7 3QF

Guide Price £150,000

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We are delighted to offer for sale this attractive two/three bedroom detached villa located within the ever popular Perthshire Market Town of Crieff. No. 27 offers well proportioned accommodation presented in move-in condition., but requiring some modernisation.

Comprising: Hall, Sitting Room/Dining Area, Kitchen, Shower Room, 3 Bedrooms, one of which is currently utilised as a Study. Externally the property boasts low maintenance gardens which are laid mainly to lawn and off-street parking which leads to a single garage. The property is warmed by gas central heating and is double glazed throughout. This property is sure to be a welcome addition to the market. With broad appeal likely from first time buyers to downsizers, along with buy to let/second home investors.

Hallway Providing access to kitchen, lounge, bedroom 3/study, shower room & stairs to upper level.

Walk-in Storage (8'2" x 3'3")

Living/Dining Room (18'6" x 23'4")

This good sized public room with a dining area located to the rear.

Kitchen (9'6" x 9'4")

Fitted kitchen requires to be modernised, includes white goods.

Master Bedroom (10'10 at widest x 14'10")

Principal bedroom located to the rear with built in cupboard.

Bedroom Two (14'10" x 7'2")

Second double located to the front of the property.

Bedroom Three (12'8" x 7'2")

Located to the front of the property, this room is currently utilised as a study.

Shower Room (8'2" x 5'2")

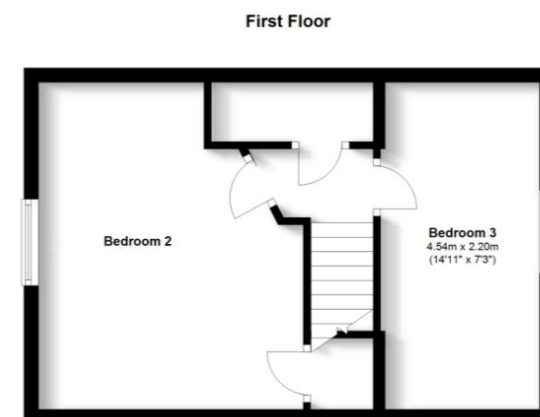
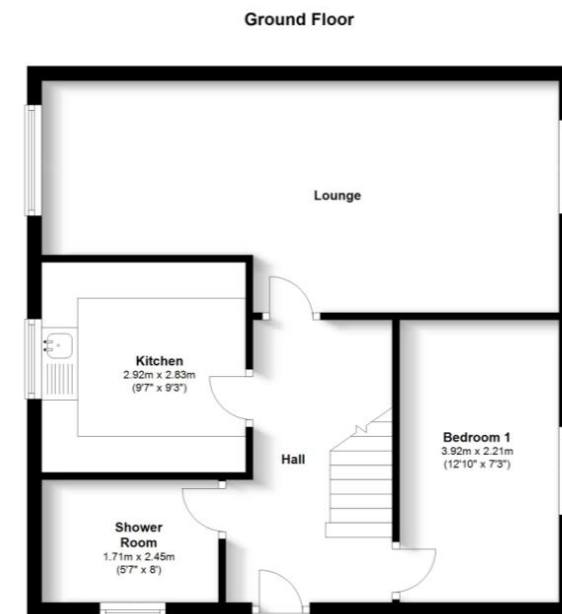
Fitted with a white suite comprising: enclosed shower unit, WC and WHB.

Exterior Mature gardens with the front laid to chips. A tarred drive to the side leads to the single garage & manageable rear garden which is laid to lawn.





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.



Directions

From the offices of Irving Geddes proceed East towards Perth and just after the petrol Station turn right down Dollerie Terrace. Take the second turning on the right hand side into Hollybush Drive which bears round to the left into Turleum Road. The road bends to the right and Number 27 will be found on the left hand side.

Viewing Strictly by appointment through Irving Geddes W.S. on 01764 670325/653771.

Energy Performance Rated 'D'



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
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