

42 Monteath Street, Crieff, PH7 3BQ Offers Over £80,000



IRVING  
GEDDES  
w.s. | solicitors | estate agents



We are pleased to offer for sale this well proportioned semi-detached villa in a popular residential area of Crieff. Within close proximity of the new primary and secondary campus in Crieff along with the town centre itself, the property boasts an excellent location. The property requires modernisation but offers a purchaser the opportunity to place their own design ideas upon. The property is warmed by a gas-fired central heating & is double glazed. Set over 2 floors comprising on the ground floor; hall open to LOUNGE, fitted KITCHEN and CLOAKROOM. There are two DOUBLE bedrooms and a SHOWER ROOM on the upper floor. Externally there are private front and rear garden with a private drive leading to a single garage to the rear.

Likely to have broad appeal to first time buyers and developers. Early viewing is advised.

**Energy Performance** Rated 'C' for energy efficiency.

**Directions** Heading into Crieff on the Perth Road (A85) turn left onto King Street at the town Square, taking the 2nd left onto Commissioner Street which turns into Broich Terrace. At the end of the Terrace turn right and then first right into Monteath Street. The property is located along on the right.

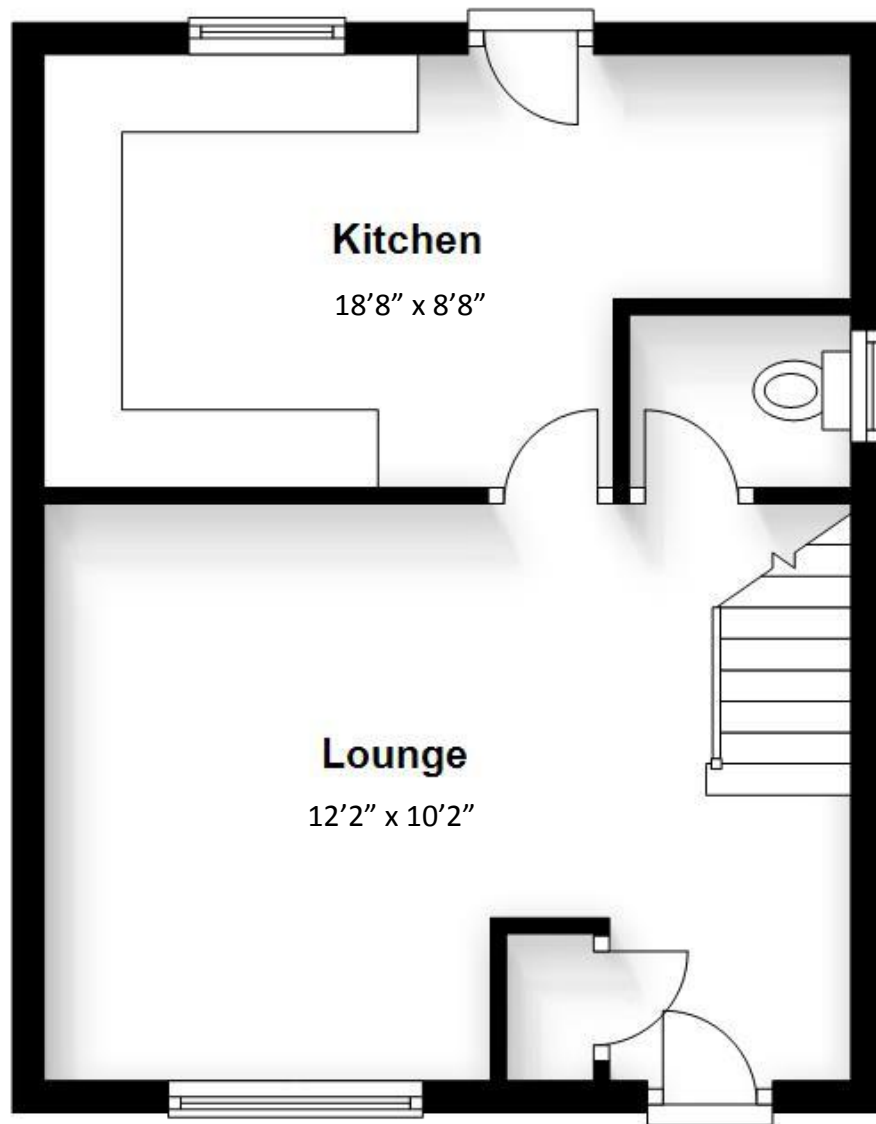
**Viewing** Strictly by appointment Irving Geddes W.S. on 01764 653771.



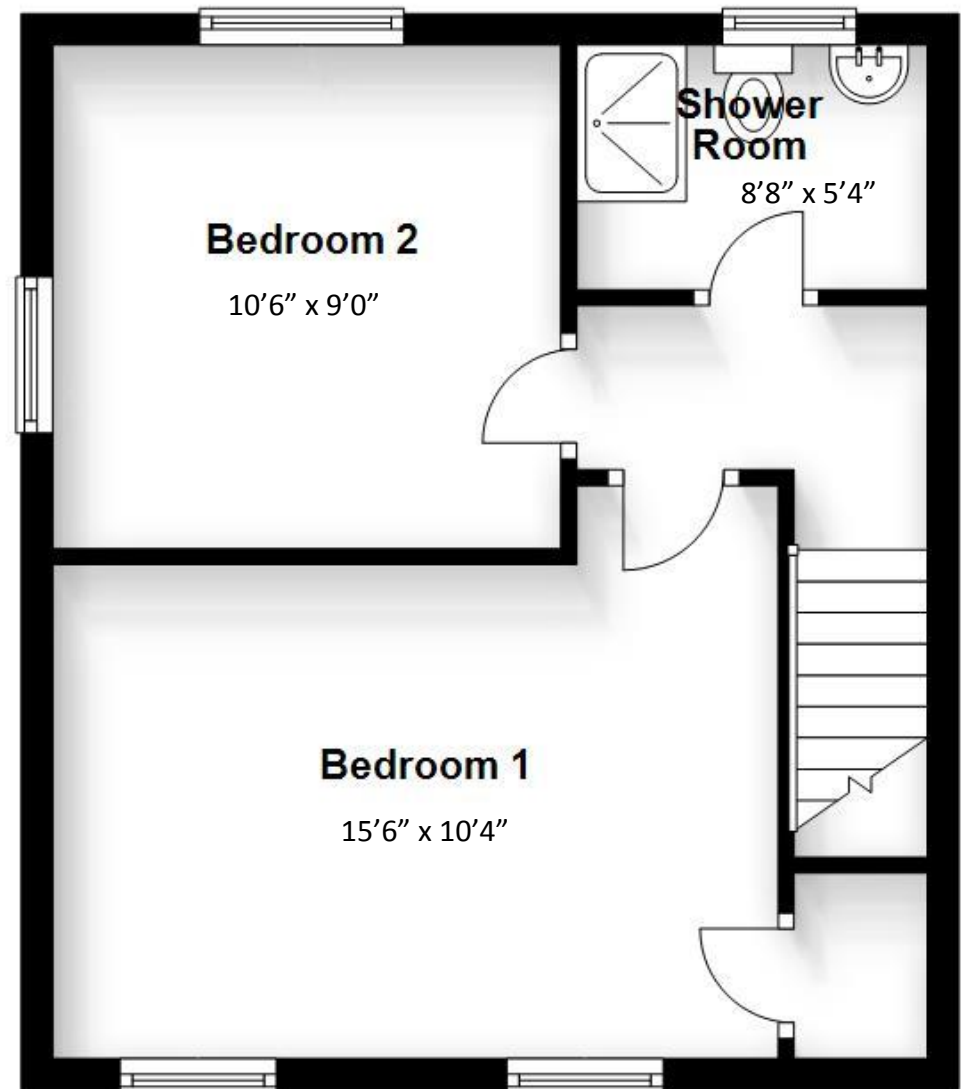




## Ground Floor



## First Floor



**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