

## Glenheath

Lodge Street, Crieff, PH7 4DW

Guide Price £150,000



An immaculate, upgraded two bedroom detached villa.

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



**Glenheath, Lodge Street, Crieff, PH7 4DW**

### Description

Irving Geddes are delighted to offer for sale this charming villa enjoying spacious & flexible accommodation. Lovingly maintained and upgraded by the current owners, Glenheath boasts very well presented accommodation set over two floors and comprises on the ground floor; ENTRANCE HALL, LOUNGE, CONSERVATORY & DINING KITCHEN. There are TWO DOUBLE BEDROOMS and SHOWER ROOM on the upper floor.

The property is well located and is within walking distance of the health centre, supermarket, schooling and town centre. Double glazed and warmed by Electric Central Heating, generous storage provision and extremely well appointed throughout. A super property in true move-in condition and likely to have broad appeal.

### Additional Information

Amongst the work carried out in the property, double-glazing has been fitted throughout & a beautiful contemporary kitchen & shower room were installed along with efficient Electric Storage Heaters in 2016.

### Principle Accommodation

**Living Room** 15'8" x 12'3"

**Conservatory** 14'4" x 8'1"

**Kitchen** 12'1" x 10'1"

**Bedroom One** 15'5" x 10'11"

**Bedroom Two** 11'8" x 9'11"

**Shower Room** 7'3" x 6'7"

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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.

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### Directions

From our office in Crieff turn right and head down West High Street onto Lodge Street. The property can be found on the left side a short distance after the Bank of Scotland car park. There is parking opposite the property.

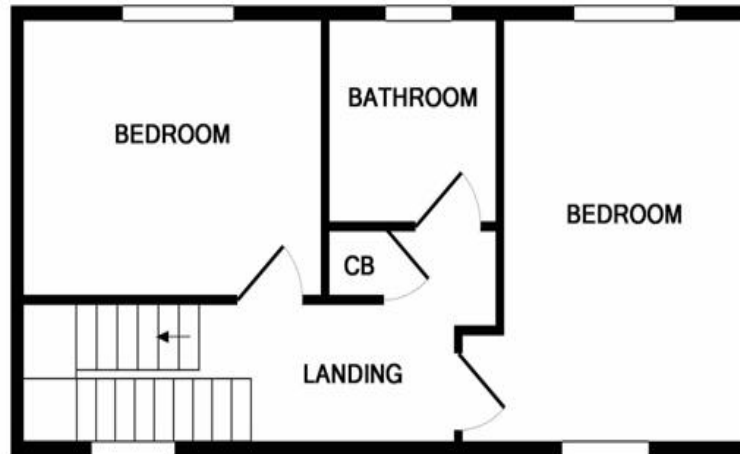
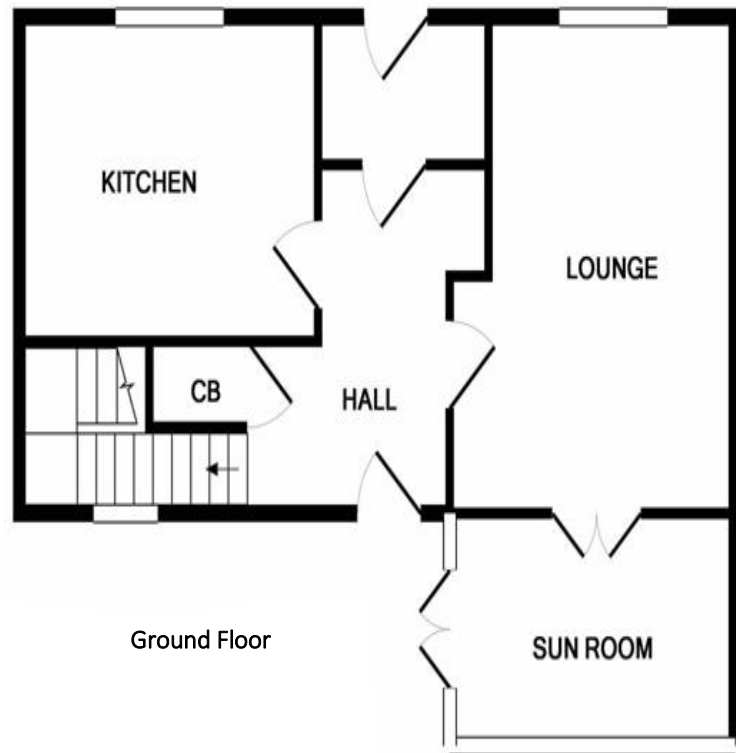
### Viewing

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

Energy Performance Rated 'F' for efficiency.

Council Tax Band 'C'.

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**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  
25 Bank Street, PH15 2DE  
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