

IRVING
GEDDES

w.s. | solicitors | estate agents



KILRYMONT, MONTROSE AVENUE, CRIEFF, PH7 3LU

OFFERS OVER £210,000



Kilrymont, Montrose Avenue, Crieff, PH7 3LU

We are delighted to offer for sale this immaculately presented, modern three bed detached property located within one of Crieff's prime residential areas. Externally the property benefits from off street parking and single garage. The property is warmed by modern electric central heating and is fully double glazed throughout. Newly installed kitchen boasting 'soft close' doors, integrated appliances, 4 ring electric hob, extractor fan & double oven with grill. French doors lead to a decked area within the private rear garden. Kilrymont has recently undergone complete refurbishment and is presented in true move-in condition. A beautiful home enjoying a sought after location and likely to be a welcome addition to the market.

The well proportioned and appointed accommodation comprises: **Reception hall, Lounge, Dining kitchen, Shower room, Three double bedrooms, Storage cupboard in hallway & Loft access.**

Externally there is off-street parking to the side, a detached single garage & loc bloc pathway leading to the rear garden which is laid mainly to lawn with shrub borders and mature hedging, ensuring a high degree of privacy. The front is also laid mainly to lawn with shrub borders and hedging.

Lounge (15'11" x 12'0")

Dining Kitchen (22'6" x 11'9")

Bedroom 1 (14'1" x 10'2")

Bedroom 2 (10'11" x 9'5")

Bedroom 3 (11'5" x 8'7")

Shower Room

Directions

From Perth take the A85 towards Crieff. On entering the outskirts of Crieff, with the golf course on the right, take the first left turning, at the sign to Callum's Hill. Turn immediately left and Kilrymont is located on the right.

Viewing

Strictly by appointment through Irving Geddes - 01764 653771/670325.

Energy Performance

Rated 'F' for efficiency.

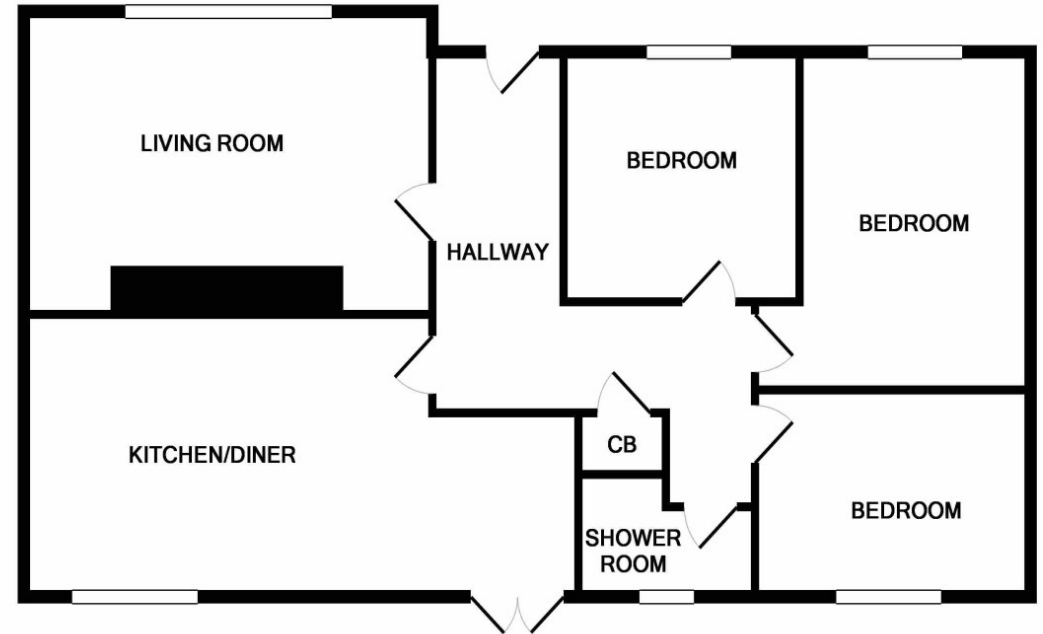
Council Tax Band 'E'

Home Report: £260,000





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.



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