



**IrvingGeddes**  
W.S. • Solicitors • Estate Agents

LOWER DONAVOUR  
CONNAUGHT TERRACE, CRIEFF, PH7 3DJ



## LOWER DONAVOURD, CONNAUGHT TCE, CRIEFF

Irving Geddes are delighted to offer for sale this spacious ground floor main door 1 bed apartment with private garden and parking, forming part of a most handsome converted period property. Enjoying a private location, located in one of Crieff's prime residential areas, the apartment would benefit from some modernisation and offers a opportunity for a buyer looking to place their own designs onto a unique property.

The layout, extended by the owner, comprises HALLWAY with exposed stone wall and storage, DINING KITCHEN, SHOWER ROOM, DOUBLE BEDROOM and CONSERVATORY. A particular feature is the substantial LOUNGE, notable in size, this public room has a large bay window overlooking the garden, walk-in storage, and doors to the kitchen and hallway.

The fully-enclosed private garden lies to the front, with gravel area & lawn, & access gate to the side. Private parking for two cars lies immediately adjacent to the main door, the property being the first on the right on the private access road from Connaught Terrace.

Lower Donavourd is property full of character, enjoying an enviable location, being within walking distance of the town centre, Hydro Spa Hotel & private schooling at Morrison's Academy. Likely to be a most welcome addition to the market.

**Energy Performance 'C' Rating.**      **Council Tax Band 'C'**

**Services** Mains water, electric, drainage & gas (new boiler in 2022)

**Video Tour** <https://my.matterport.com/show/?m=X2XNh5UivM7>

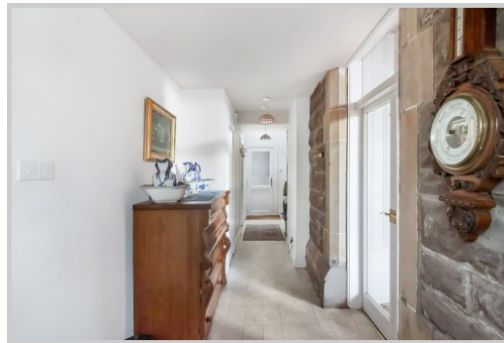
**Viewing** Strictly by appointment through Irving Geddes.



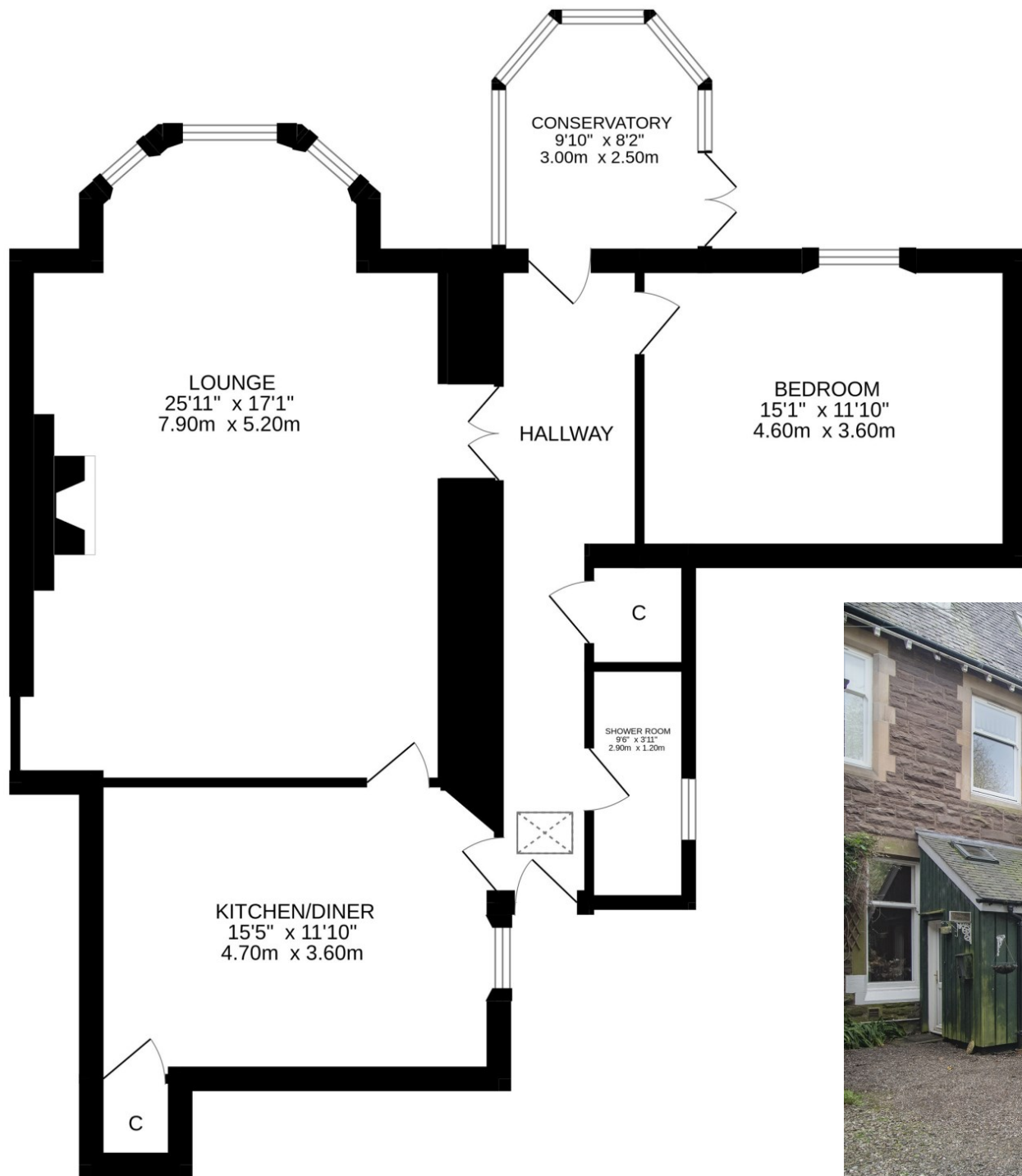












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





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