

22 HILL STREET  
CRIEFF, PH7 3BU



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





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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Irving Geddes are delighted to offer for sale this charming mid-terraced cottage. The property enjoys good sized accommodation comprising; ENTRANCE HALL, LOUNGE with wood burning stove and KITCHEN off. There are TWO DOUBLE BEDROOMS and BATHROOM. To the rear is a small area of garden which is laid mainly to lawn. A lovely property, enjoying a central location with unrestricted on-street parking. Warmed by Gas central heating and double glazing.

### Hall

Provides access to the lounge and kitchen with staircase leading to upper floor.

### Lounge

Spacious reception room with wood burning stove and attractive wooden mantle & slate hearth. Fresh decoration throughout.

### Kitchen

Modern fitted kitchen comprising a range of wall and base units. Stainless steel sink and drainer with mixer tap. Gas hob, electric oven, washing machine.

### Bedroom One (upper floor)

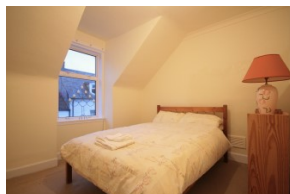
This spacious double bedroom is located to the rear of the property & benefits from attractive views to the surrounding hillside.

### Bedroom Two (lower floor)

Single bedroom located to the front of the property.

### Bathroom

White suite comprising WC, wash hand basin and bath with shower



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### Exterior

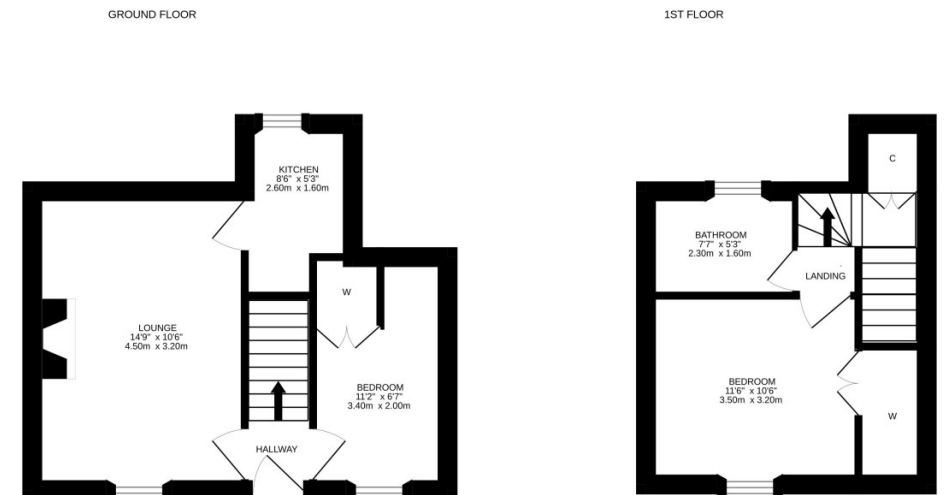
A compact garden area to the rear with room for patio set & BBQ.

EPC Rated 'E'

Council Rax Band 'B'

### Viewing

Strictly through appointment with Irving Geddes on 01764 653771 / 670325



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