



KINCARDINE ROAD

1 KINCARDINE ROAD  
CRIEFF, PH7 3BG  
GUIDE PRICE £70,000

## 1 KINCARDINE ROAD, CRIEFF, PH7 3BG

Irving Geddes are pleased to offer for sale this spacious ground floor flat enjoying a central location within the popular market town of Crieff. The property benefits from main door access. Warmed by gas central heating & double glazed throughout. The property requires a degree of modernisation, with damp proofing & re-plastering being recently done, The property is presented in move-in condition and would suit a variety of purchasers - first time buyers/buy to let. Accommodation on one level comprising;

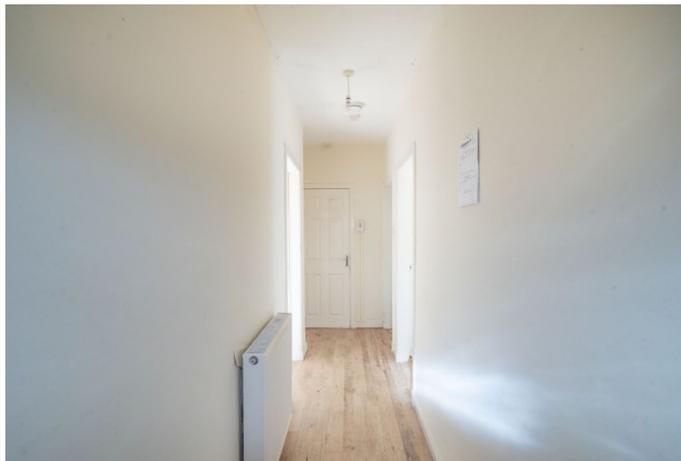
Central **Hallway**, spacious **Lounge**, **Kitchen** , **Bathroom** and **Two Bedrooms**.

Externally; An area of garden ground to the front of the property and a shared drying green to the rear which is laid to lawn with timber shed.

Likely to have broad appeal, early viewing is advised.

**Council Tax** Band 'A'      **Energy Performance** Rated 'C'

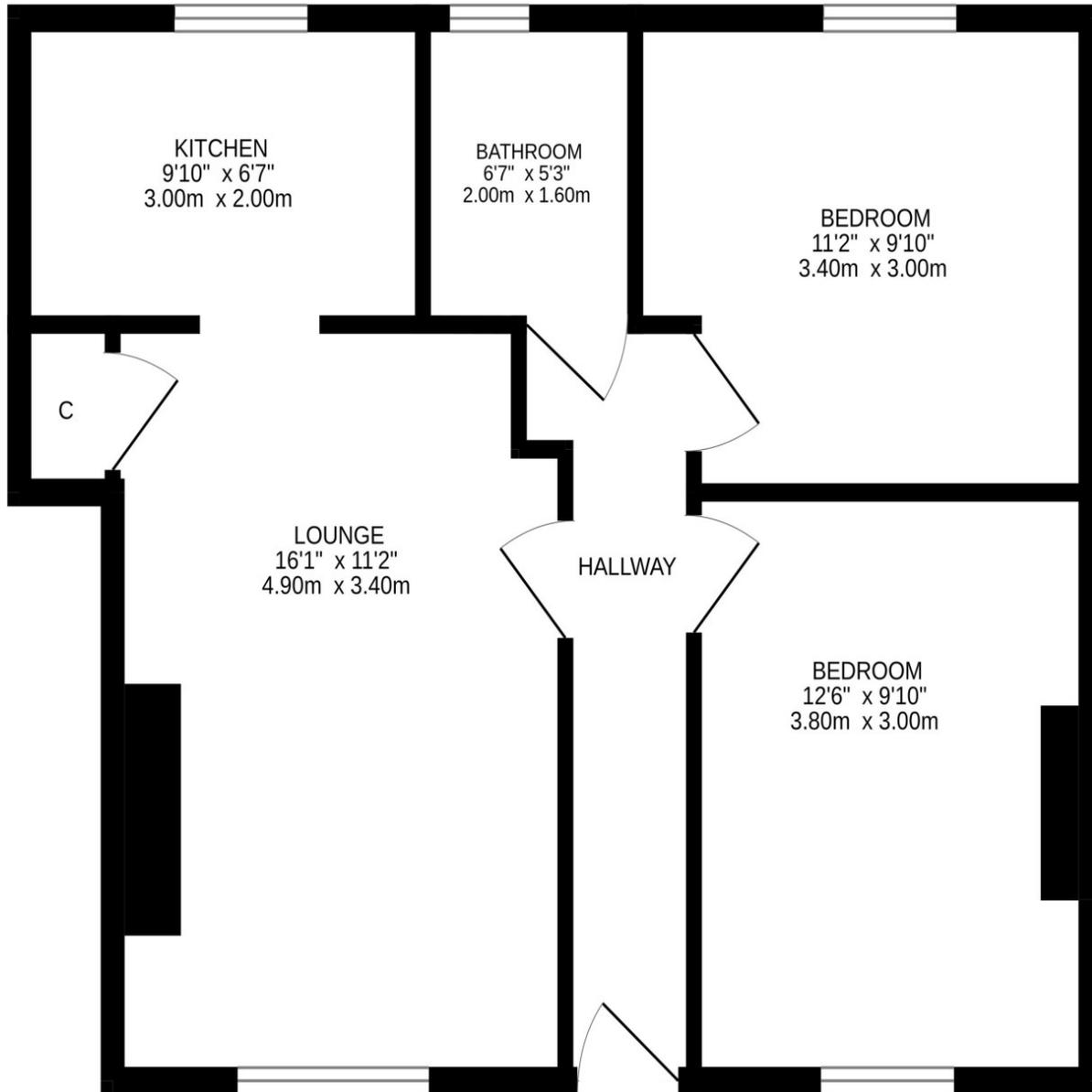
**Viewing** by appointment through Irving Geddes on 01764 653771.







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.



**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