



18 TREE PLACE,  
CRIEFF, PH7 3BF

## **18 Tiree Place, Crieff PH7 3BF**

We are delighted to offer for sale this modern end terraced villa located within the ever popular Perthshire Market Town of Crieff. The property lies within easy reach of the many amenities and services available within the town such as shops, restaurants, cafes, quality schooling facilities & an array of outdoor pursuits. The property is presented in true move-in condition throughout and offers bright & generous accommodation. The ground floor comprises; **Entrance porch, WC** (currently used as a utility area), **Lounge, Dining Kitchen**. The first floor comprises; **Family Bathroom, Master Bedroom & one further Bedroom**. The property also benefits from gas central heating & double glazing.

### **Externally:**

The property boasts off-street parking and low maintenance gardens to the front and rear. The fully enclosed rear garden is laid mainly with stone chips with patio & decked area with space for table and chairs. A pleasant place to relax or for children to safely play.

3D Tour: <https://my.matterport.com/show/?m=R9GKCEUpK8X>

**Council Tax Band 'C'**

**Energy Performance Rated 'C'**

### **Directions**

From James Square in the centre of Crieff, proceed down King Street. At the bottom of the hill turn left into Broich Road (B8062). Proceed for about 1/2 mile, turning right onto Pittenzie Road and proceed to the round about. Take first left into Hebridean Gardens then left into Tiree Place & the property is located on the right.

**Irving Geddes**  
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.

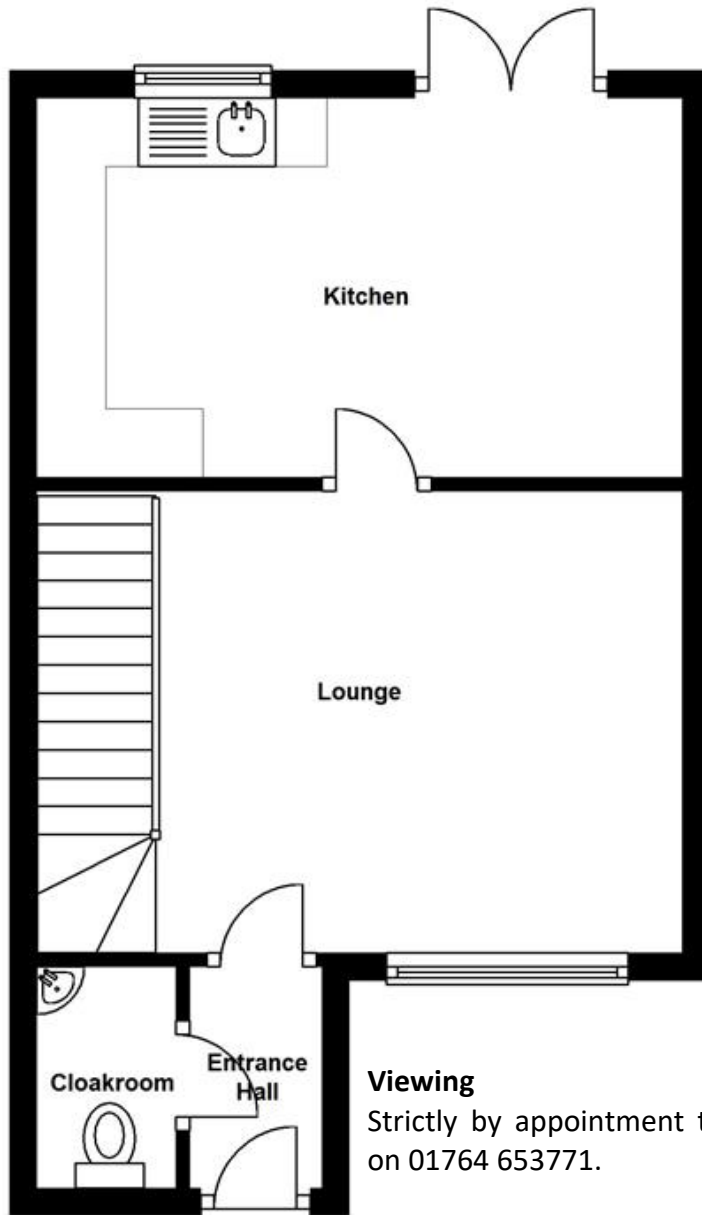


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## Ground Floor

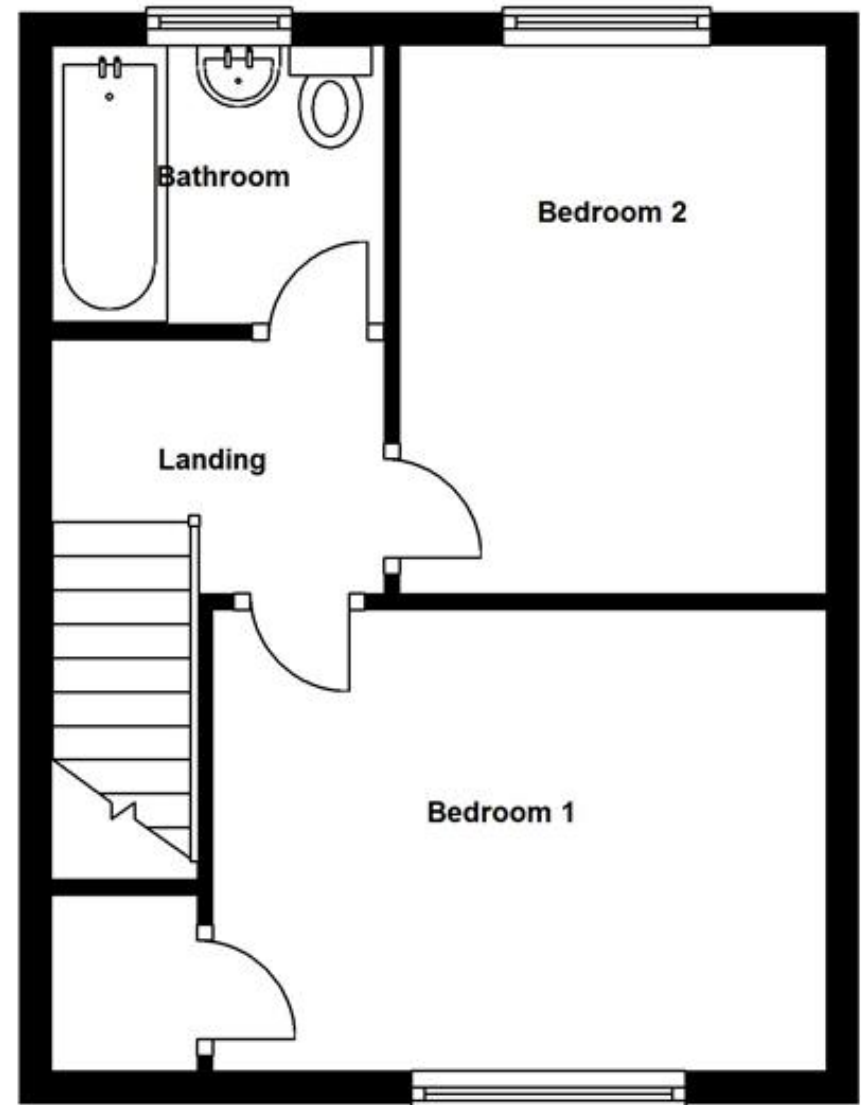


### Viewing

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



## First Floor



**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 2BB  
Tel: 01887 822722