

3 DONAVOUR
CONNAUGHT TERRACE, CRIEFF, PH7 3DJ



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Irving Geddes are delighted to offer for sale this charming end-terraced cottage enjoying a private location in one of Crieff's prime residential areas. Very well presented accommodation & boasting private parking, a large private garden and superb converted outbuilding.

The layout set over two floors comprises; ENTRANCE HALL with door to BATHROOM, good sized LOUNGE, dual aspect DINING KITCHEN with rear door and under-stairs storage, & DOUBLE BEDROOM. There is a further DOUBLE BEDROOM on the upper floor.

Externally there is private parking shared with neighbouring residents. To the rear of the property a charming roof projection providing a lovely sheltered patio area. The private garden lies a short distance to the rear, adjacent to the Crieff Golf Club, and comprises a large lawn with mature hedge & stone wall border, raised decked patio & timber shed. A notable feature is the brick-built outbuilding, fully converted with exposed ceiling timbers & comprising a main room with storage & shower room. A most versatile space for use as ancillary accommodation, studio or office.

A unique home presented in true move-in condition and likely to have broad appeal. Enjoying an excellent location within walking distance of the town centre amenities, the woodland walks at Knock Hill, Hydro Spa Hotel, Golf Club, and Morrison's Academy. Early viewing advised.









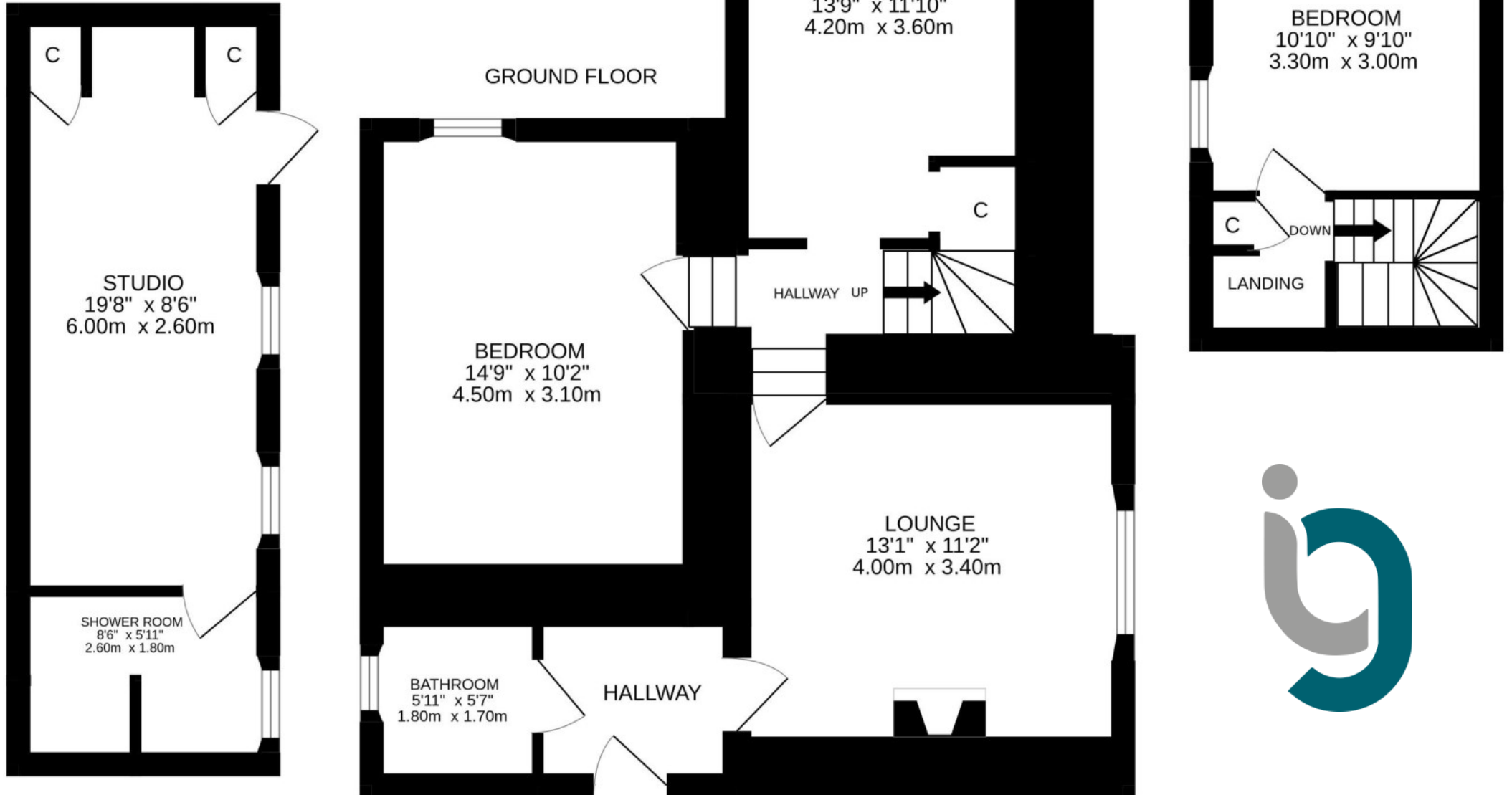


Energy Performance 'E' Rating Council Tax Band 'B'

Services Mains water, gas, electric, and drainage.

Video Tour

<https://my.matterport.com/show/?m=sYyy3FzM9wS>



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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