13 Mitchell Street, Crieff, Perthshire, PH7 3AG

Fixed price £99,000

Home Report £115,000

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We are delighted to offer for sale this three bedroom, two story plus attic dwelling, located within the popular Perthshire town of Crieff. Well proportioned accommodation comprising on the Ground Floor: ENTRANCE HALL leading to LOUNGE & KITCHEN. Upper Floor: DOUBLE BEDROOM, LARGE BATHROOM. Attic conversion comprises: TWO DOUBLE BEDROOMS. The property is warmed by gas central heating and is fully double glazed. This property is presented in move-in condition and offers purchasers plenty of scope upon which to place their own design ideas. It is located within a central location with unrestricted on street parking. Likely to have broad appeal, early viewing is advised.

Lounge (16'2" x 12'9")

Kitchen (13'5" x 7'2")

Bedroom One (13'3" x 12'10")

Bathroom (13'0" x 8'2")

Bedroom Two (12'9" x 11'2")

Bedroom 3 (13'1" x 12'9")

Exterior

Communal garden ground with timber shed to the front, with boundaries comprising neighbouring properties and stone walls.

Directions

From the Irving Geddes office in Crieff, head east up towards James Square and continue up to the petrol station. Immediately turn left into Strathearn Terrace then first left into Mitchell Street and the property can be found near the bottom of Mitchell Street, located on the left hand side (red door).

Viewing

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

Energy Performance Rated 'E '.**Home Report Value** £115,000

www.irvinggeddes.co.uk

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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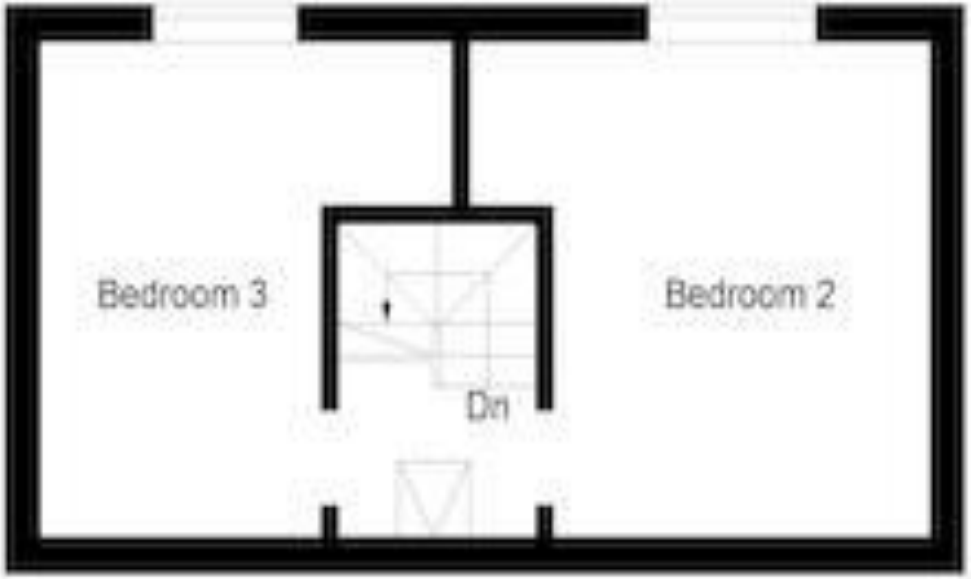
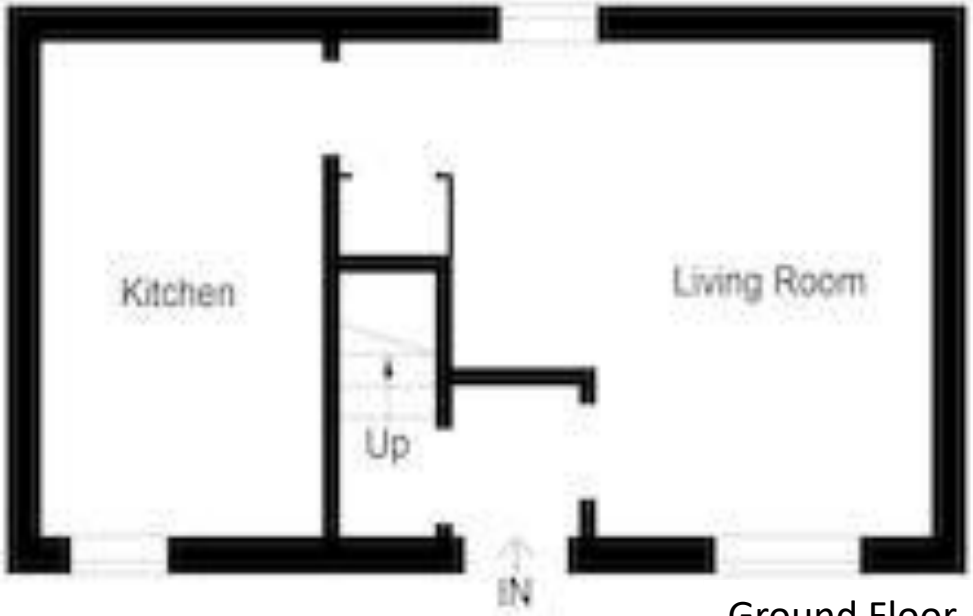
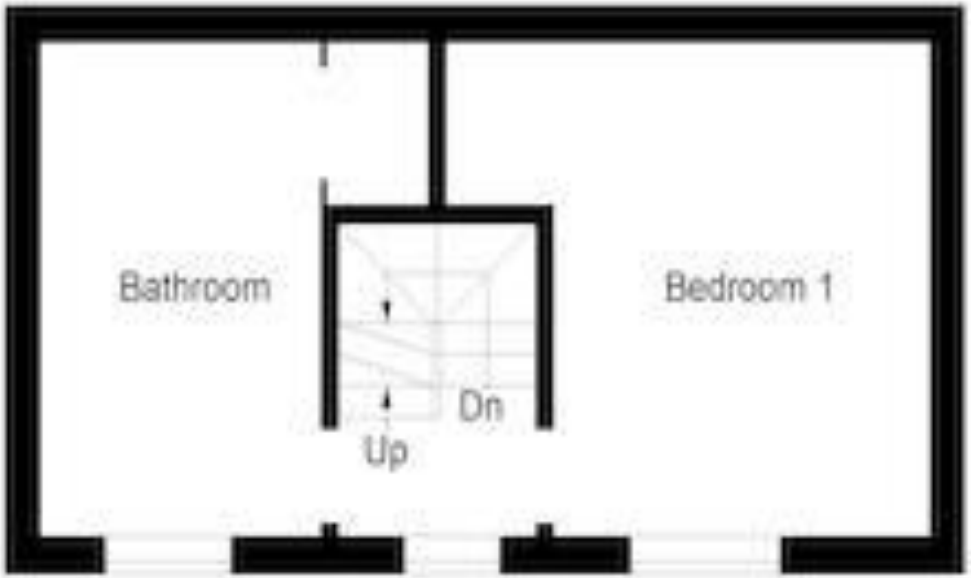


Second Floor



Ground Floor



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
6 The Square, PH15 2DD
Tel: 01887 822722