

THE EIRLIC

MURRAY PLACE CRIEFF. PH7 3DF



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We are delighted to offer for sale this traditional end-terrace villa enjoying a quiet location in a prime residential area of Crieff. The property has attractive private gardens within a large corner plot, off-street parking, detached garage, summerhouse and shed/workshop.

Set over two floors, the layout comprises on the ground floor an ENTRANCE VESTIBULE, HALL, LOUNGE with large bay window & recessed storage, DINING ROOM with feature fire and recessed storage, fitted KITCHEN accessed via the dining room or the hall, and large UILITY ROOM with walk-in larder storage & door to rear. There are 2 large DOUBLE BEDROOMS, a SINGLE BEDROOM, and large SHOWER ROOM on the upper floor. The lined attic is floored and has a large Velux window, and may have development potential subject to obtaining the necessary permission.

The private garden grounds comprise an ample parking area to the front leading to a single detached garage. The front with an area of lawn, paved path and planted borders. The fully enclosed rear has a large gravel seating/BBQ area, lawn, mature planting, paved path and patio area to the rear with timber shed and summerhouse.

Eirlic is property full of character & charm, presented in move-in condition, but offering scope for modernisation. Enjoying an enviable location, being within walking distance of the town centre, Crieff Hydro Spa Hotel & private schooling at Morrison's Academy. Likely to be a very welcome addition to the market.



Irving Geddes
W.S. • Solicitors • Estate Agents







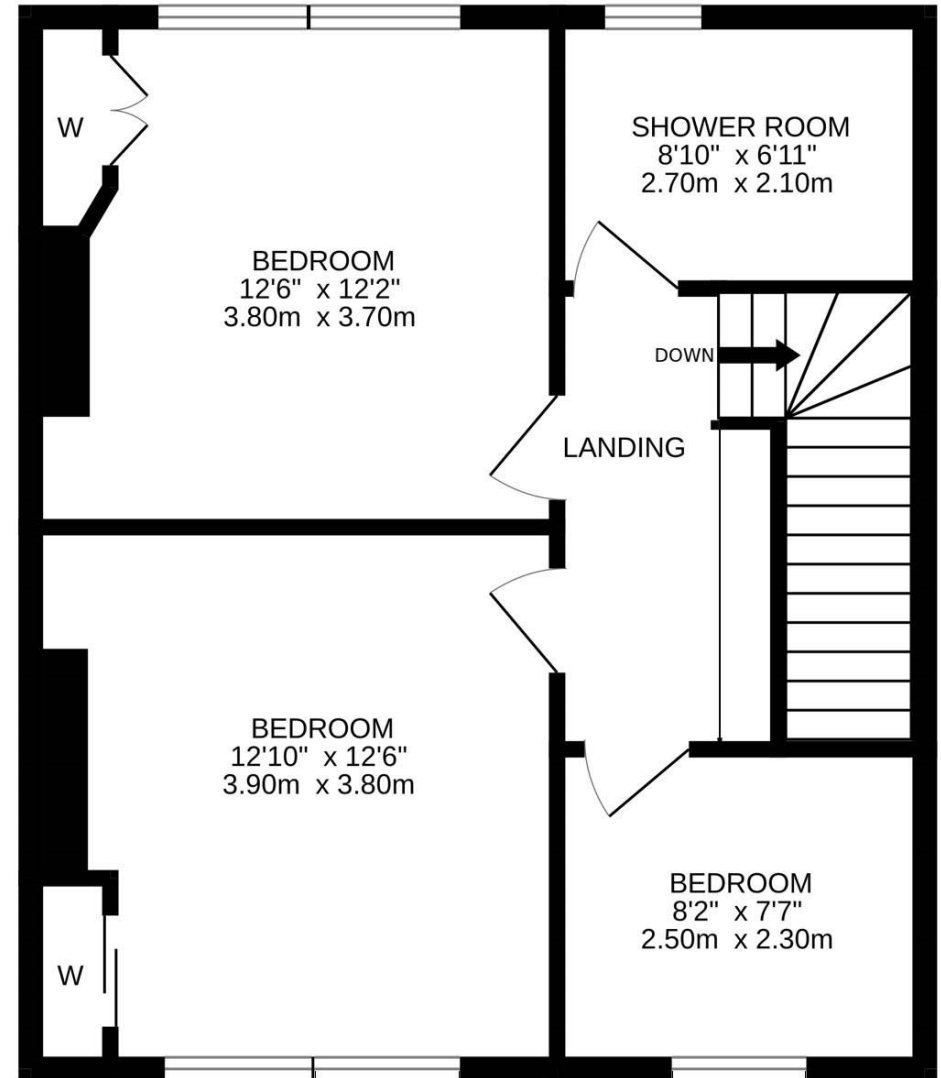
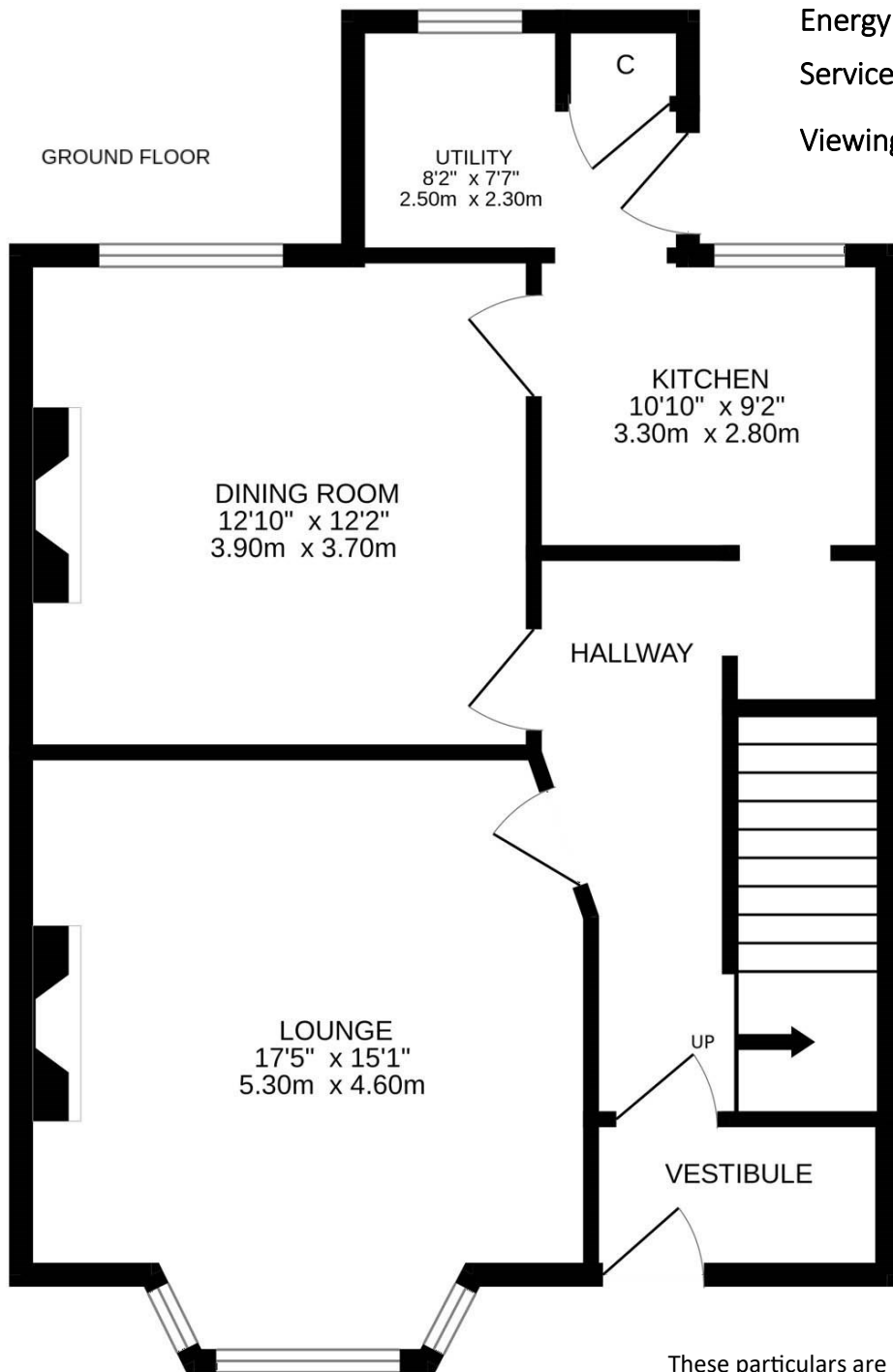




Energy Performance D Rating Council Tax Band E

Services Mains water, electric, gas and drainage. Double glazed throughout.

Viewing Strictly by appointment through Irving Geddes.



1ST FLOOR

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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