



34 ALLIGAN ROAD  
CRIEFF, PH7 3JS



## 34 ALLIGAN ROAD, CRIEFF, PH7 3JS

We are delighted to offer for sale this well-proportioned two bedroom semi-detached villa located in a popular established residential area of Crieff. The property boasts a good sized south facing private garden, off-street parking, gas central heating and double glazing. The layout is set over two floors and comprises on the ground floor; Rear HALL with three large storage cupboards, large LOUNGE with attractive outlook, & fitted KITCHEN with large under-stair storage. On the upper floor there is a BATHROOM & TWO DOUBLE BEDROOMS, both with built-in wardrobes & the master with an excellent view over south Crieff and beyond.

There is private paved off-street parking to the front with an area of gravel, and additional area to the side. The rear has a good sized lawn with paved path and timber shed.

No.34 is an ideal first time buy or investment property, one likely to have broad appeal, enjoying a popular location within a 5-10min walk of the town centre and school campus.



**IrvingGeddes**  
W.S. • Solicitors • Estate Agents

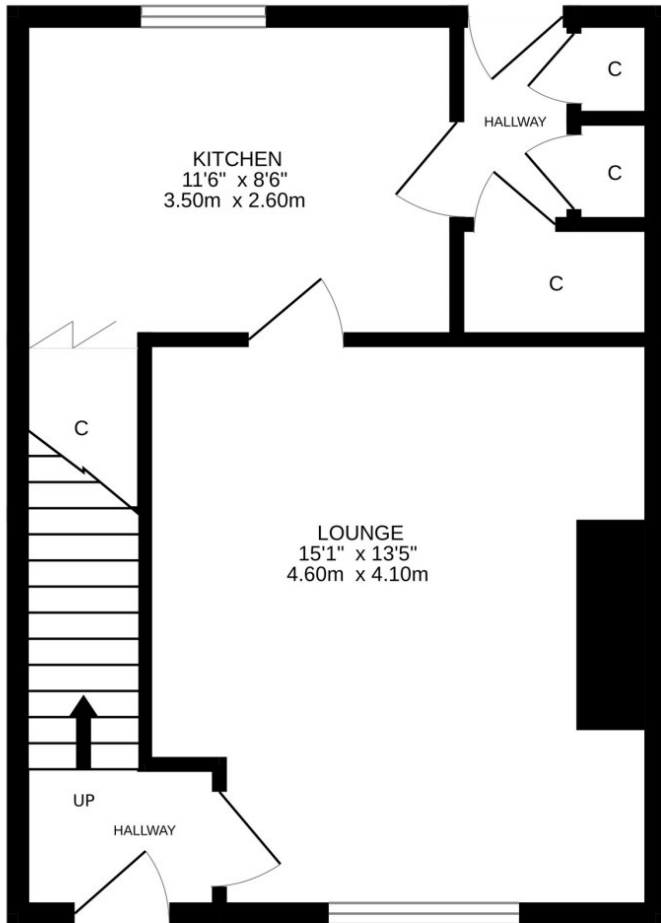




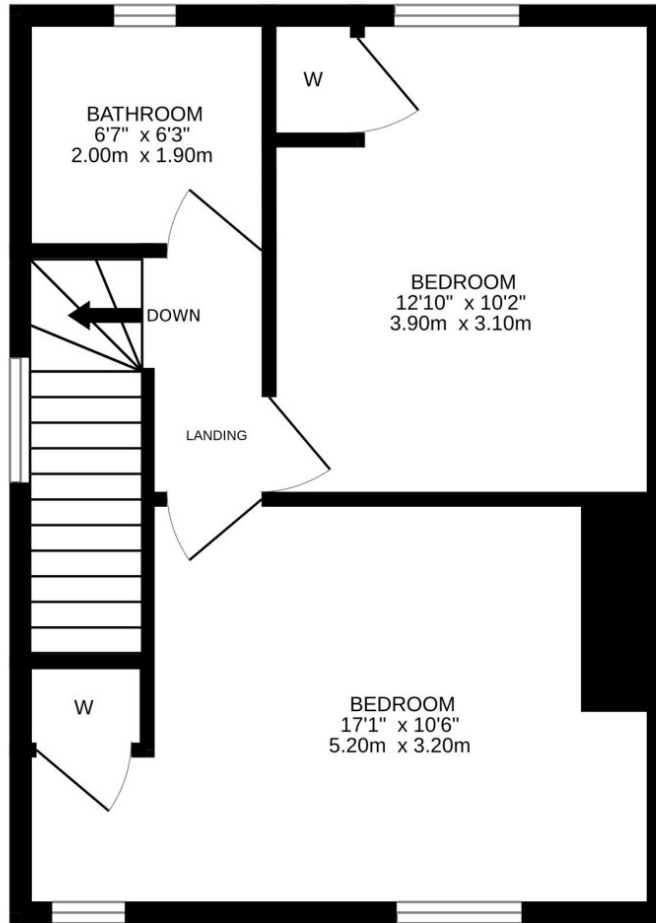




GROUND FLOOR



1ST FLOOR



Video Walkthrough <https://my.matterport.com/show/?m=yPVicNYkoJN>

Energy Performance Rated 'C' Council Tax Band 'B'

Viewing Strictly by appointment through Irving Geddes - 01764 653771.

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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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