



11 PARK VILLAGE, CRIEFF, PH7 4JN  
GUIDE PRICE £120,000

## 11 Park Village, Turretbank Road, Crieff, PH7 4JN

Irving Geddes are delighted to offer for sale this spacious two bedroom park home enjoying a quiet position within a popular development, adjacent to parkland in the sought after Turretbank area of Crieff. The layout comprises; *ENTRANCE HALL with storage, LOUNGE with patio doors onto railed balcony, DINING AREA, L-shaped fitted KITCHEN, TWO DOUBLE BEDROOMS (MASTER with EN-SUITE SHOWER) & BATHROOM.* The property is warmed by recently installed mains gas central heating and is double-glazed throughout.

Externally there is a private parking area for 2 cars to the side, laid with a mixture of stone chippings & pavements, an area laid to lawn with flower bed is located to the front of the property. Aimed at those 50 & over, the park is located on the western edge of the ever popular market town of Crieff, enjoying an elevated & quiet situation yet within easy reach of the town centre. Site fees (currently £214 pcm) cover ground rent, site warden, general maintenance and lighting of common areas.

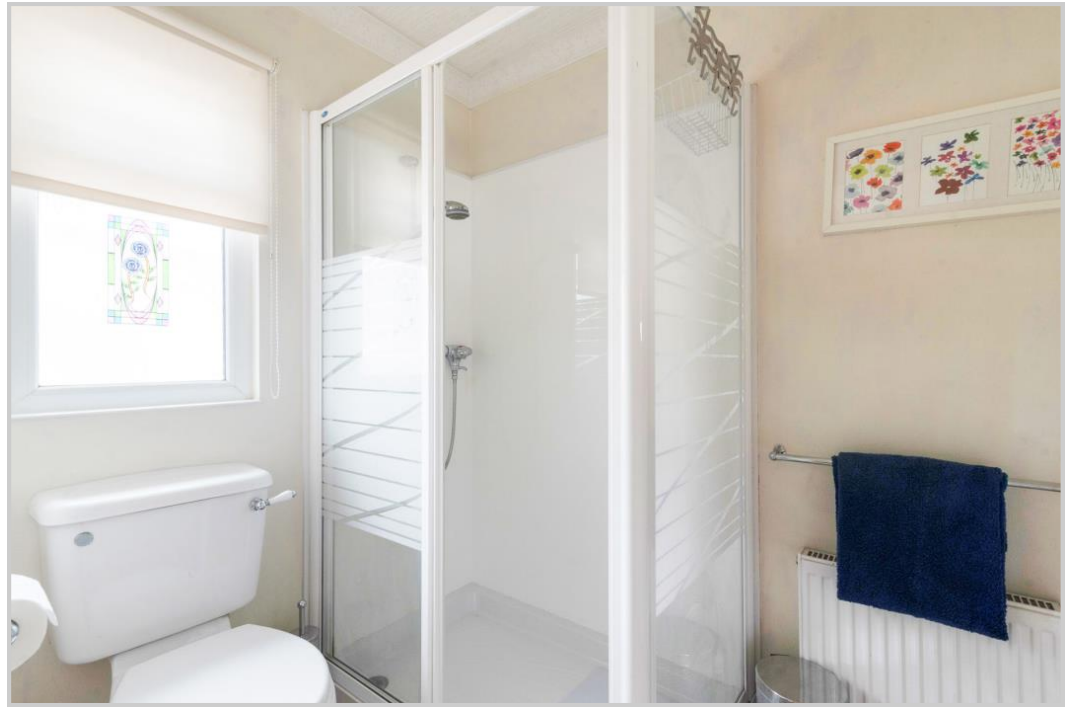
**Council Tax Band 'B'**

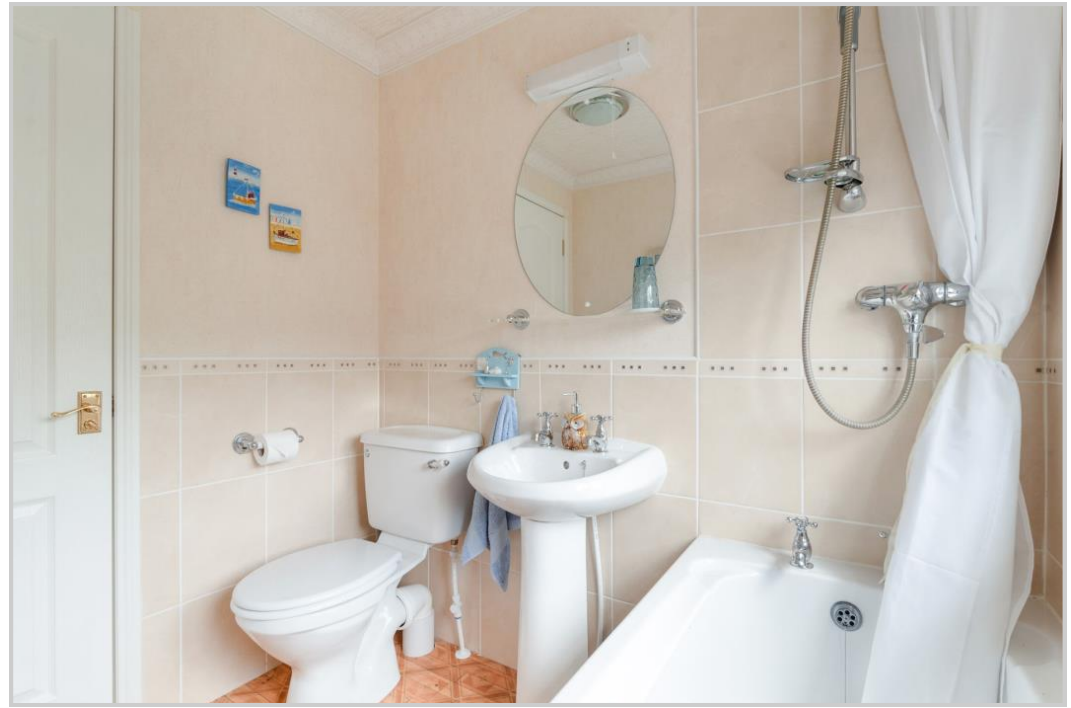
3D Tour <https://my.matterport.com/show/?m=im42yhSYgHN>



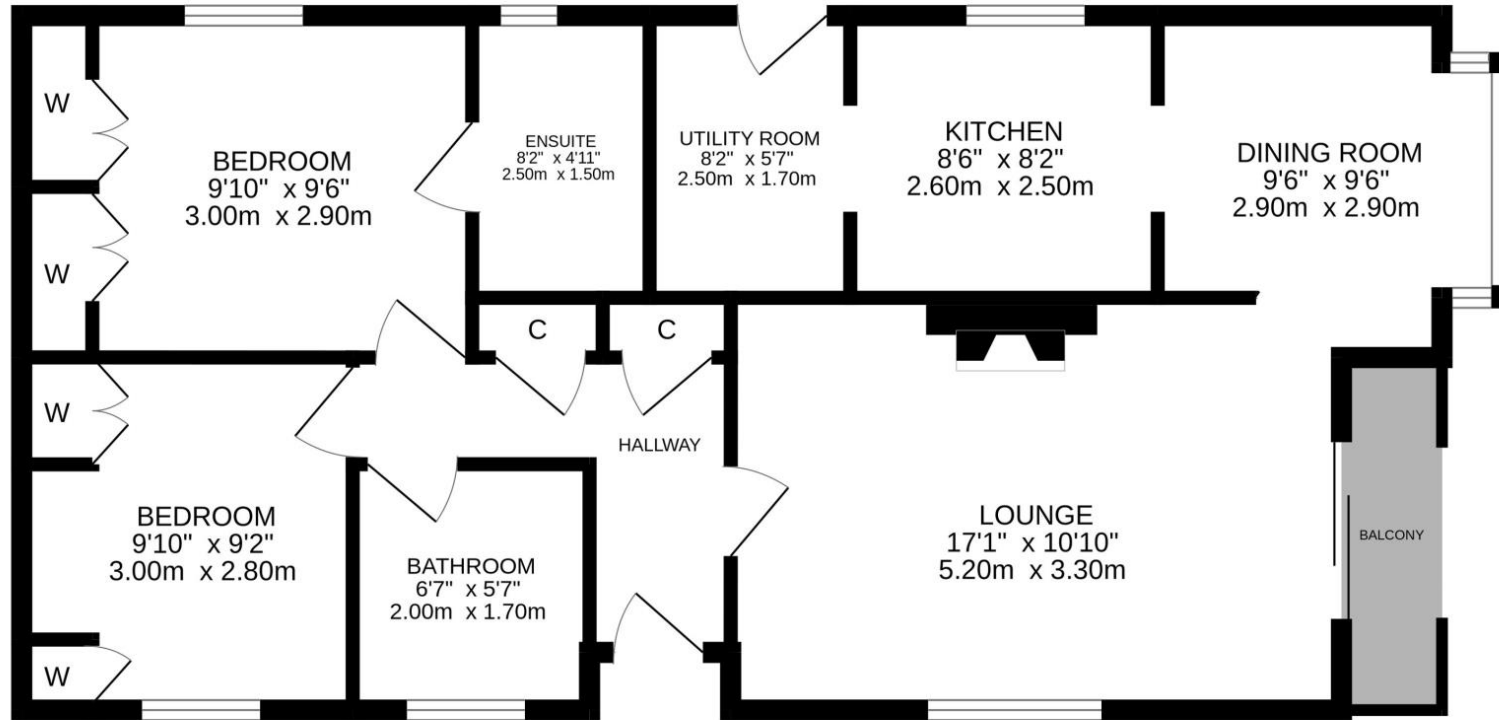












**Viewing Strictly by appointment through Irving Geddes on 01764 653771.**

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.

**Directions**

Continue through Crieff, on the A85 signposted for Comrie. Turn left into Turretbank Road and after approximately 300 yards turn left again into Park Village. Number 11 is located on the left side half way down.



**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