



RESIDENTIAL PLOT  
MARNEISH, MONTEATH STREET, CRIEFF, PH7 3BQ

IrvingGeddes  
W.S. • Solicitors • Estate Agents

## RESIDENTIAL PLOT, MARNEISH, MONTEATH ST, CRIEFF, PH7 3BQ

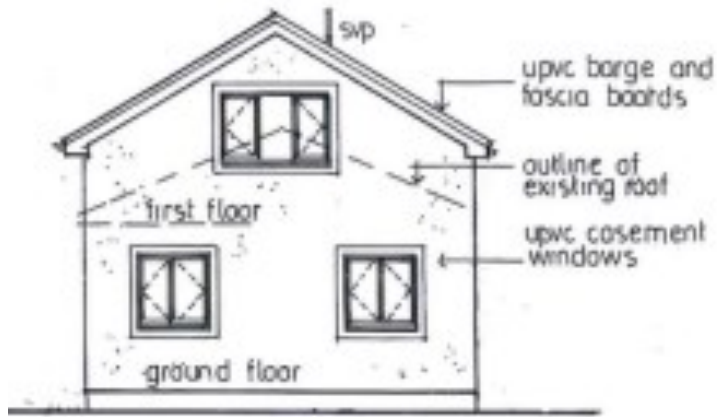
We are delighted to offer for sale this residential plot with planning to extend an existing building on site to create a four bedroom 1.5 storey villa. Enjoying an attractive outlook to the rear, the well-proportioned plot is located at the end of a cul-de-sac within an established residential area of Crieff, a short walk to the town centre. A good sized south facing private garden, off-street parking, and services on site.

A rare opportunity to purchase a serviced plot with an existing dwelling on site. Please note that all internal walls have been removed from the property, the floor area extending to c.48m<sup>2</sup>, providing purchasers with a blank canvas ready for renovation/extension.

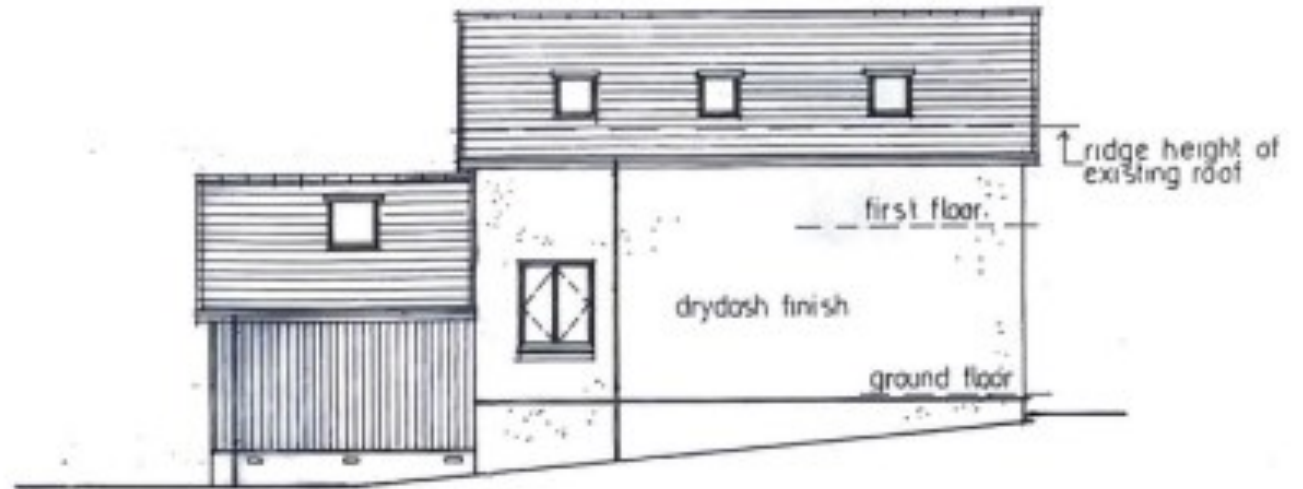
Planning documentation is available to view on Perth Planning Portal:

<https://planningapps.pkc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QVTGD2MK09Z00>

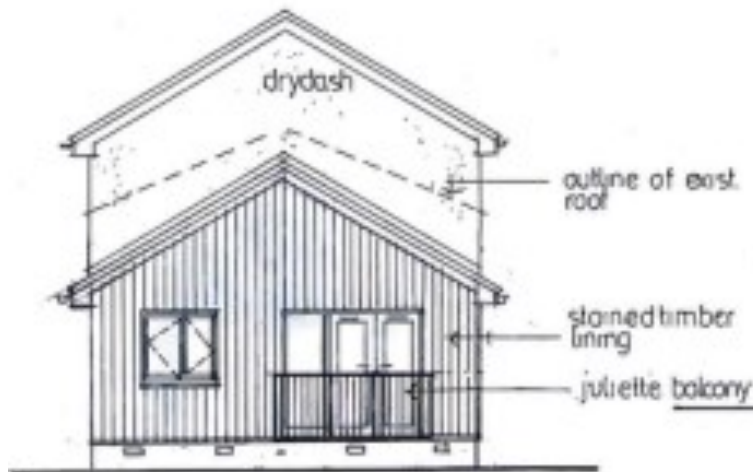




NORTH EAST



SOUTH EAST

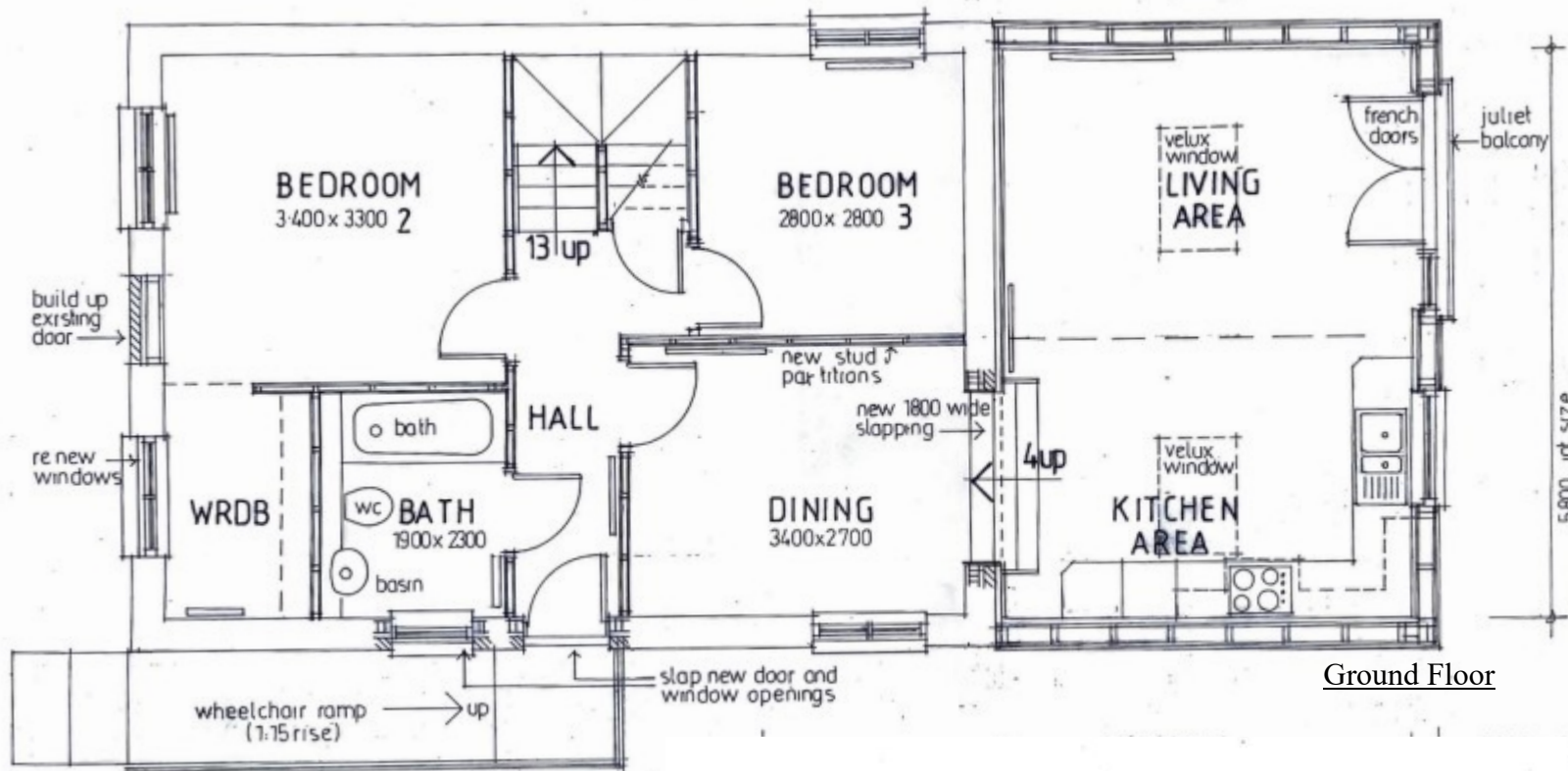


SOUTH WEST



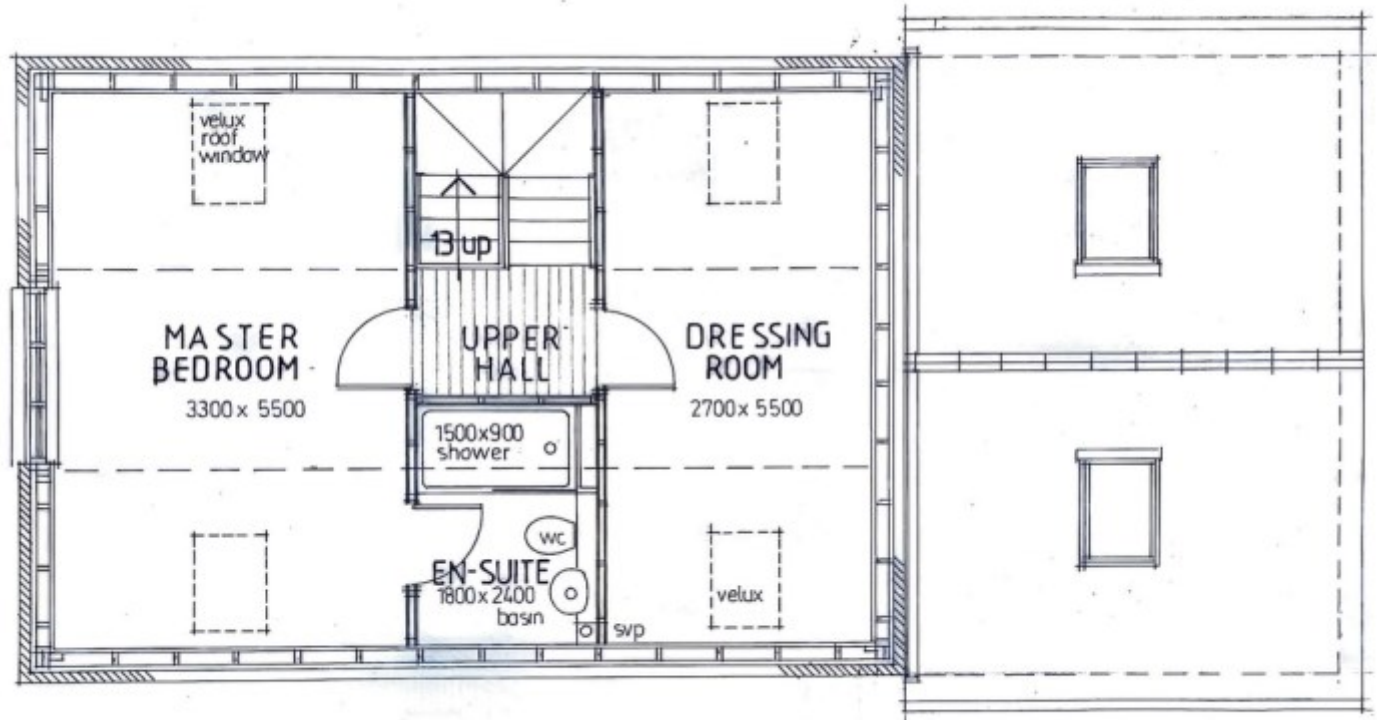
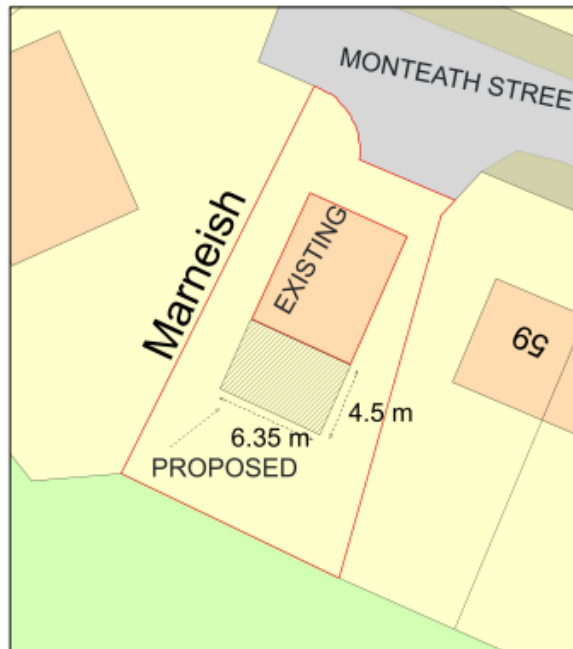
NORTH WEST

# PROPOSED FLOOR PLANS



Ground Floor

First Floor





**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