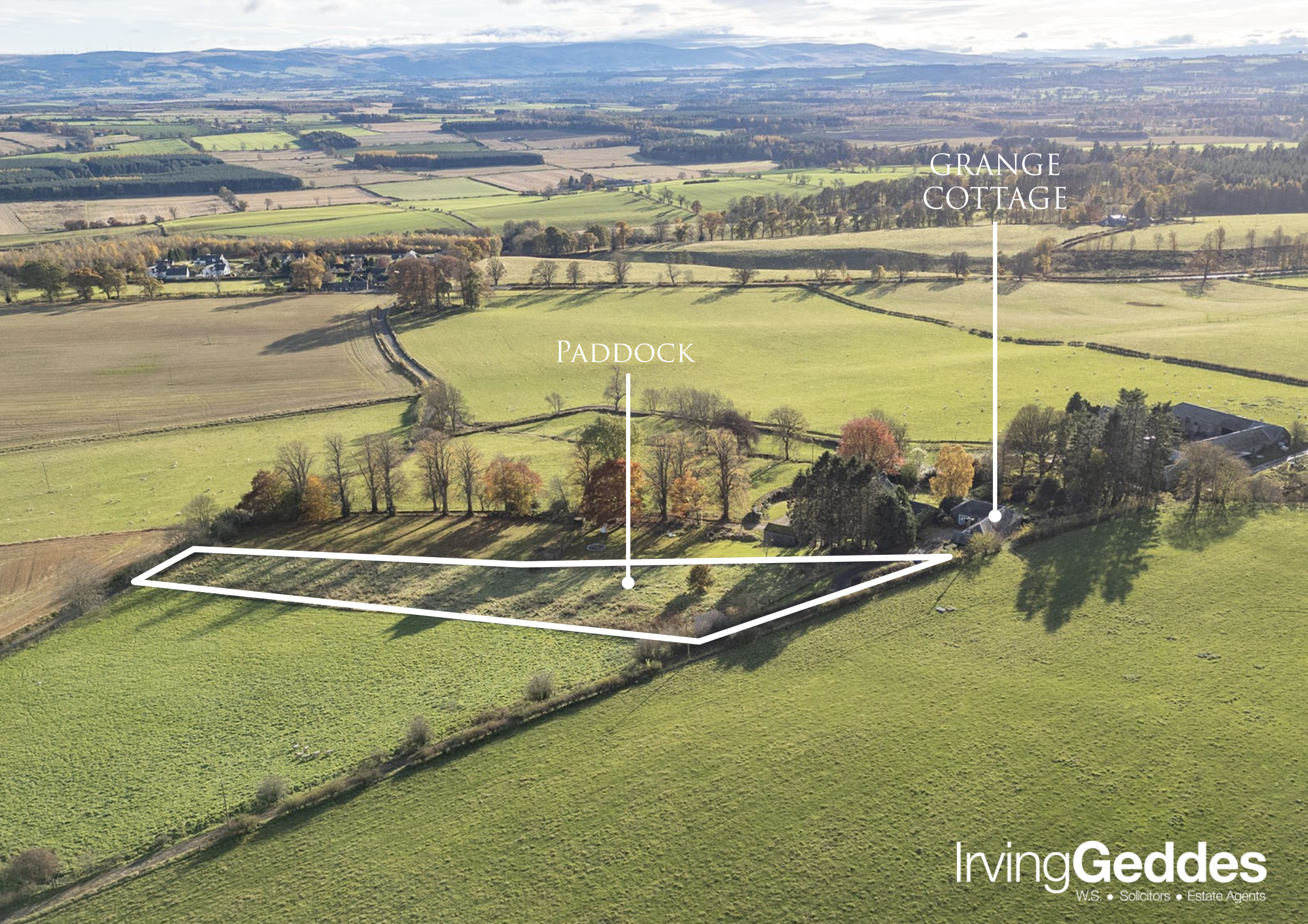


# GRANGE COTTAGE

FOWLIS WESTER, CRIEFF, PH7 3NL





GRANGE  
COTTAGE

Paddock

## GRANGE COTTAGE, FOWLIS WESTER, CRIEFF, PH7 3NL

Irving Geddes are delighted to offer for sale this most charming two bedroom detached cottage with adjoining paddock. This former steading is located a short distance to the pretty conservation village Fowlis Wester, which lies 5 miles east of Crieff and 14 miles west of Perth. A characterful home set principally over one floor, comprising; VESTIBULE, L-shaped HALL with storage, large feature LOUNGE with vaulted ceiling, stone walls, wood-burner & patio doors, DINING KITCHEN, 2 DOUBLE BEDROOMS (Master EN-SUITE SHOWER RM), BATHROOM, and a SNUG/PLAYROOM located via a spiral staircase from the lounge. Warmed by oil fired central heating & predominately double glazed.

The property benefits from a private garden to the west enclosed by mature hedging and dry-stone walling, with a paved patio and a section of woodland. There is ample private parking and a single garage. A notable feature is the adjacent 1 acre paddock.

A characterful home requiring a degree of upgrading, enjoying an enviable, private, yet easily accessible rural location. Likely to have broad appeal, early viewing is advised.

**Council Tax** Band 'F'      **Energy Performance** Rated 'F'.

### Services

Mains Water & Electric. Oil tank & drainage to septic tank.

**Viewing** Strictly by appointment through Irving Geddes.

### Video Walkthrough

<https://my.matterport.com/show/?m=zywNMnWKdyP>

**N/B** The video walkthrough has the option to digitally remove the contents or view unenhanced through use of the 'furniture' icon at the bottom left of the screen.

**Irving Geddes**  
W.S. • Solicitors • Estate Agents





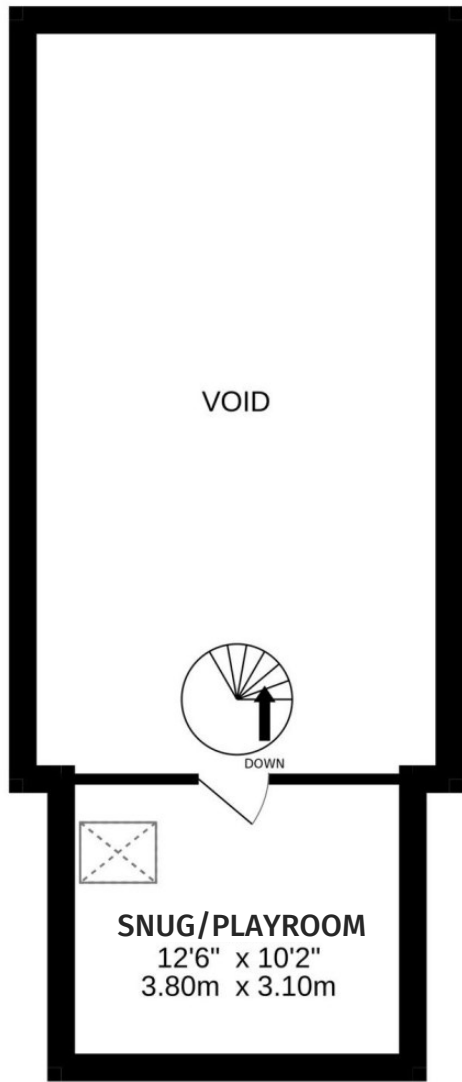




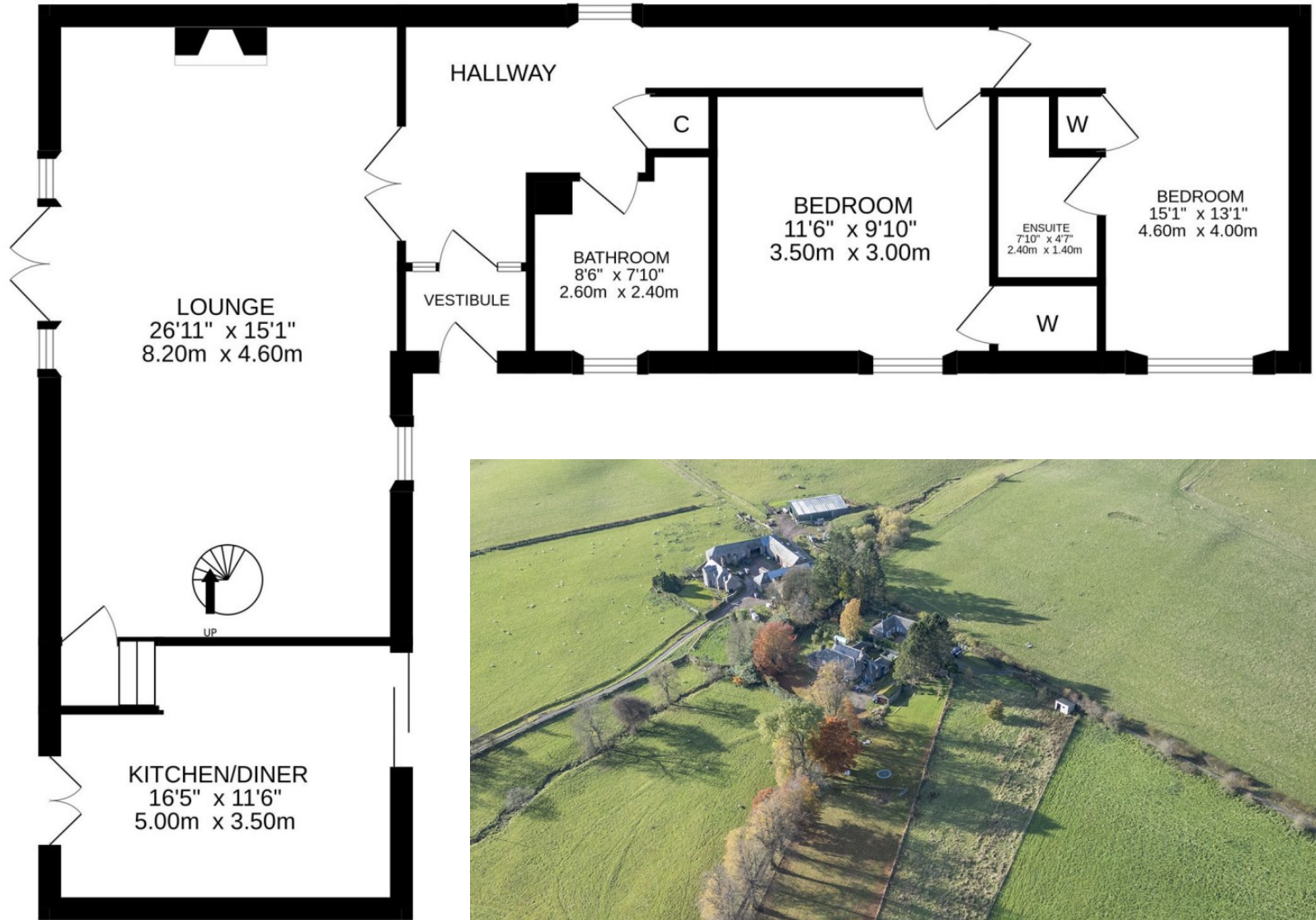








1ST FLOOR



GROUND FLOOR



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# Irving Geddes

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**Crieff**  
25 West High Street, PH7 4AU  
Tel: 01764 653771

**Crieff**  
14 Comrie Street, PH7 4AZ  
\*OPENING SOON\*

**Comrie**  
1 Drummond Street, PH6 2DW  
Tel: 01764 670325

**Aberfeldy**  
6 The Square, PH15 2DD  
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