



15 ALLIGAN ROAD
CRIEFF, PH7 3JR

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We are delighted to offer for sale this well-proportioned three bedroom semi-detached villa located in a popular established residential area of Crieff. The property is offered in move-in condition and offers off-street parking, gas central heating and double glazing. The layout is set over two floors and comprises on the ground floor; Entrance HALLWAY with under stair storage area, large bright LOUNGE with southerly aspect, fitted KITCHEN with door to rear garden & family BATHROOM with separate shower cubicle. The upper floor comprises; LANDING with THREE DOUBLE BEDROOMS, the front bedrooms boasting pleasant southerly views over Crieff and beyond.

There is a paved drive offering off-street parking to the front with an area of gravel and access pathway to the side. The rear is laid to lawn with paved patio area and gated side entrance.

No.15 is likely to have broad appeal, enjoying a popular location within a 5-10min walk of the town centre and school campus, early viewing is advised.



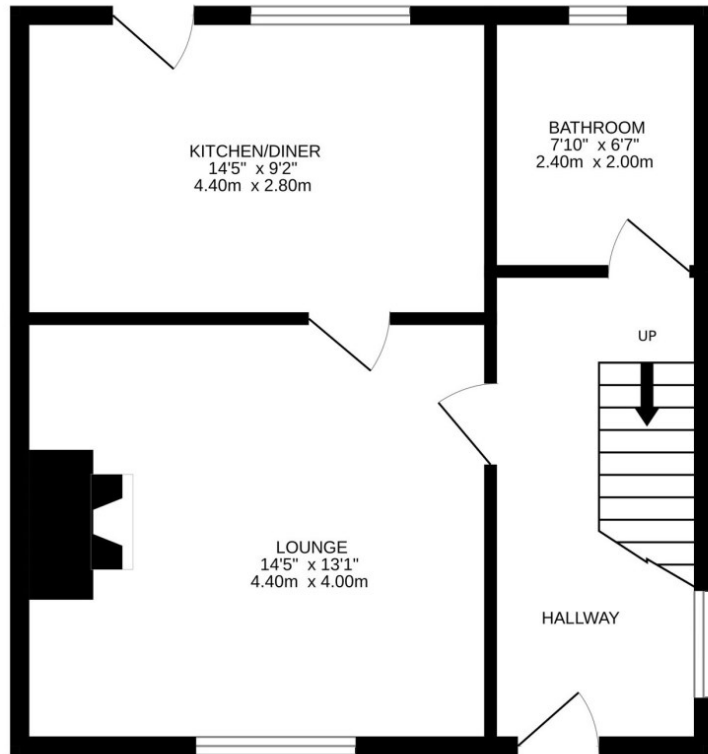
IrvingGeddes
W.S. • Solicitors • Estate Agents



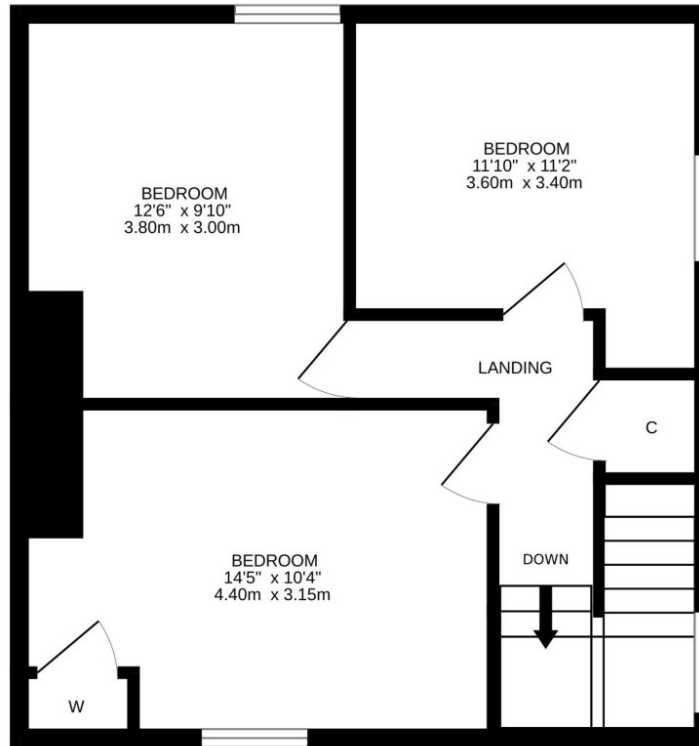




GROUND FLOOR



1ST FLOOR



Energy Performance Rated 'D'

Council Tax Band 'C'

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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Tel: 01764 670325

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6 The Square, PH15 2DD
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