



4 Mill House Park,
Muthill Road,
Crieff, PH7 4DH

Guide Price £85,000

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An immaculately presented (single unit) two bedroom park home, enjoying a peaceful position near to the banks of the River Earn. Offered in true move-in condition the property comprises; Entrance HALL, fitted KITCHEN with electric hob, oven/grill, fridge freezer & washing machine, TWO DOUBLE BEDROOMS—master with adjoining door to SHOWER ROOM) and LOUNGE with sliding doors leading to a paved patio area. Externally there is parking for 2 vehicles and a deep filled planted border to the rear. Warmed by gas central heating and double glazed throughout. This property benefits from additional insulation to walls, floor & roof.

The park is located on the southern periphery of the ever popular market town of Crieff with the town centre easily accessible. A small park with c.18 homes in total, aimed at those 55 and over. Site fees include the rental of the ground the property sits on and the maintenance of the park, lighting etc. (£225 pcm). The services are mains water and drainage.

Directions From our office in West High Street head right down Lodge Street. At the junction with Burrell Street turn left and continue towards the edge of the town onto North Bridge Street and over the bridge to Bridgend. No.4 Mill House Park is located on the right side.

3D Tour <https://my.matterport.com/show/?m=8tgEWgePREY>

Council Tax Band: 'A' Mains drainage, electricity & gas

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.



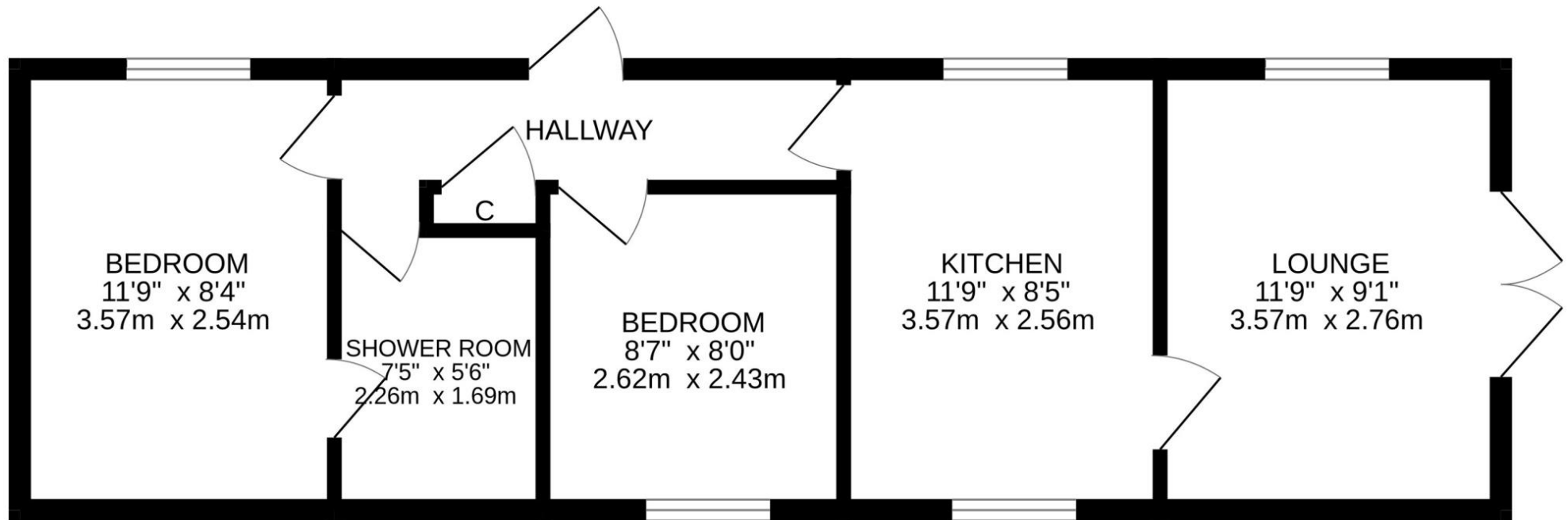
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Thinking of selling?

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