

7 NELLFIELD ROAD
CRIEFF, PERTSHIRE, PH7 3DU

IrvingGeddes
W.S. • Solicitors • Estate Agents



7 NELLFIELD ROAD, CRIEFF, PERTHSHIRE, PH7 3DU

We are delighted to offer for sale this traditional three bedroom mid-terrace villa located within a prime, sought-after conservation area of Crieff. The property offers scope for modernisation/renovation & benefits from period features, full central heating provided by a biomass boiler/range, double glazing, a log burning stove, and off-street parking and garage at the rear

Over 2 floors, the layout comprises on the ground floor; ENTRANCE VESTIBULE, HALL with under-stairs storage, LOUNGE with large bay window, log-burner & recessed storage, DINING ROOM & KITCHEN. There are 2 DOUBLE BEDROOMS, a SINGLE BEDROOM & FAMILY BATHROOM on the upper floor. A building warrant was previously granted (now lapsed) to reconfigure the ground floor area at the rear, with the dining room utilised as a kitchen and the current kitchen transformed into a utility room and shower room.

The private garden grounds comprise a fully enclosed area of lawn to the front with unrestricted on-street parking, and a further area of lawn to the rear with off-street parking and a single garage.

No. 7 Nellfield Road is a property full of character, one that offers buyers much development potential. Enjoying an enviable location, within walking distance of the town centre, Crieff Hydro Spa Hotel & private schooling at Morrison's Academy. Likely to be a welcome addition to the market.

Energy Performance C Rating **Council Tax** Band D

Services Mains water, electric & drainage.

Viewing Strictly by appointment through Irving Geddes.

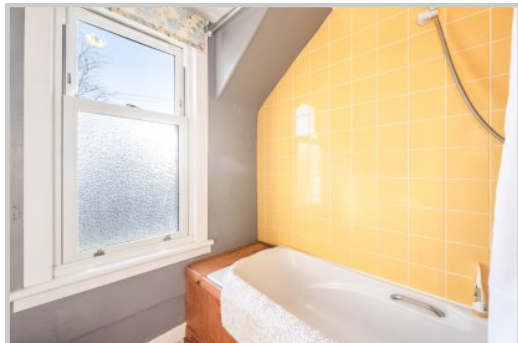
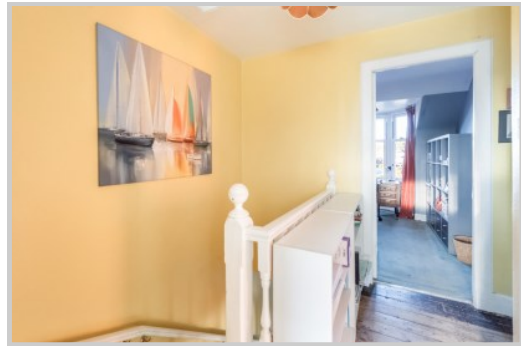
Video Tour <https://my.matterport.com/show/?m=7H6wP2KQYtr>

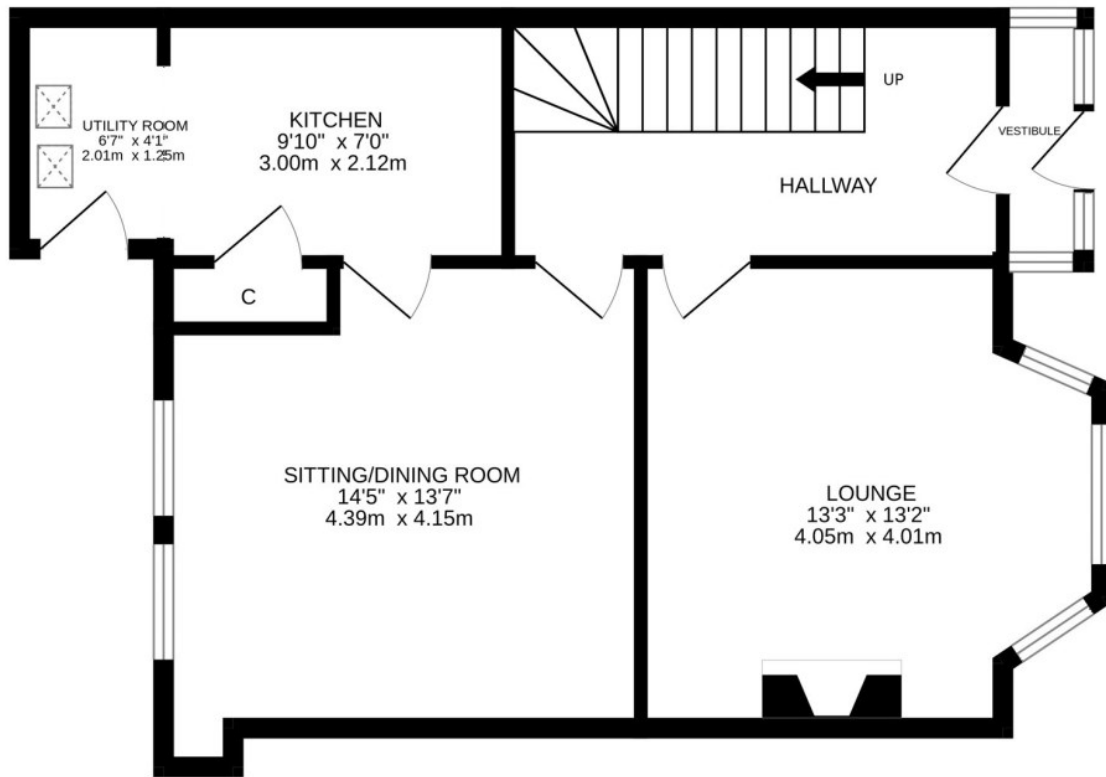
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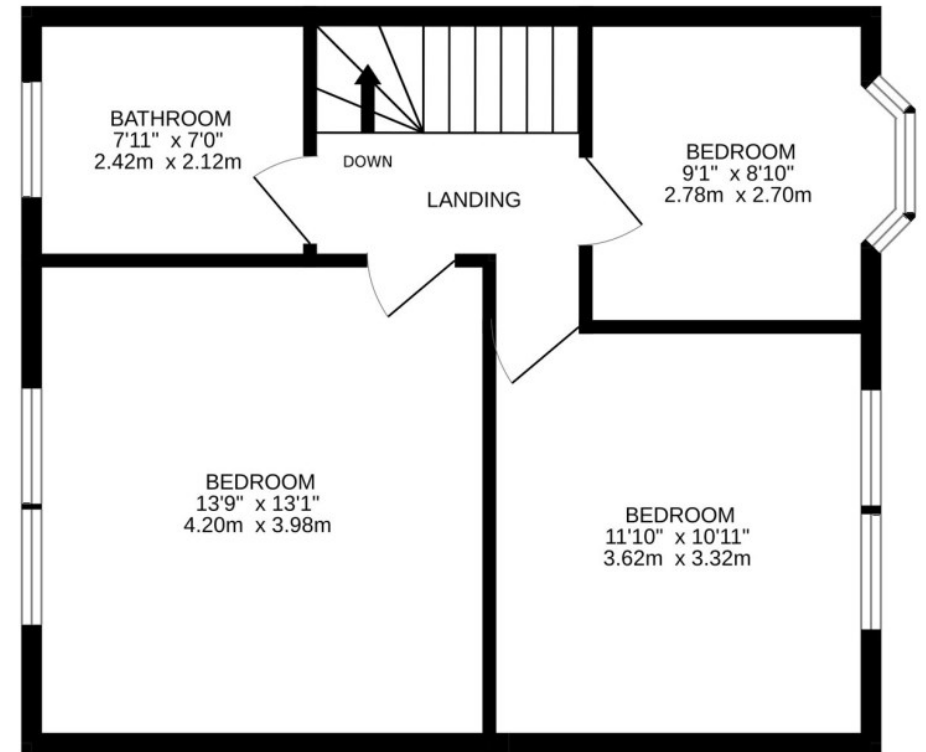








GROUND FLOOR



1ST FLOOR



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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