



19 NELLFIELD ROAD
CRIEFF, PH7 3DU

OFFERS OVER £310,000

IrvingGeddes
W.S. • Solicitors • Estate Agents

19 NELLFIELD ROAD, CRIEFF, PH7 3DU

Irving Geddes are delighted to offer for sale this spacious 4 bedroom detached family villa located in a sought after residential area within the ever popular Perthshire town of Crieff. Enjoying an enviable location, a short walk to the Crieff Hydro Hotel grounds and woodland walks of Knock Hill, and in easy reach of the town centre, the property has good sized gardens, off-street parking and double garage.

A well-proportioned layout set over two floors and comprises on the ground floor; HALLWAY, large LOUNGE, DINING ROOM with patio doors to the rear, KITCHEN, UTILITY ROOM & W.C. The upper floor has a landing with attic hatch & storage cupboard, FAMILY BATHROOM & FOUR BEDROOMS (the master with EN-SUITE SHOWER ROOM).

The front garden has a large mono-block drive leading to an attached double garage, an area of lawn and mature planting. The fully enclosed rear is laid to lawn and has a paved patio.

A modern home enjoying a prime location and presented in move-in condition. Likely to have broad appeal and early interest is advised.

Video Walkthrough <https://my.matterport.com/show/?m=5u1umCsK1n6>

Energy Performance D (66). **Council Tax** Band F

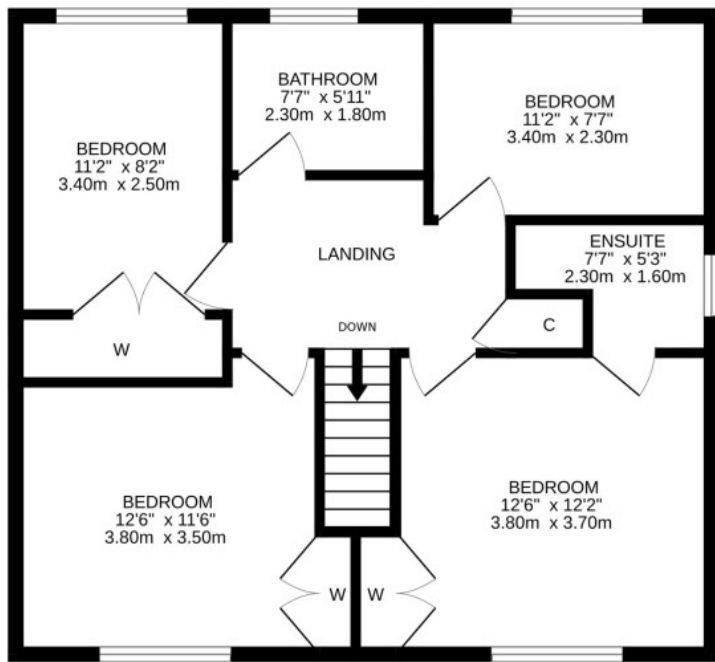
Viewing Strictly by appointment through Irving Geddes.



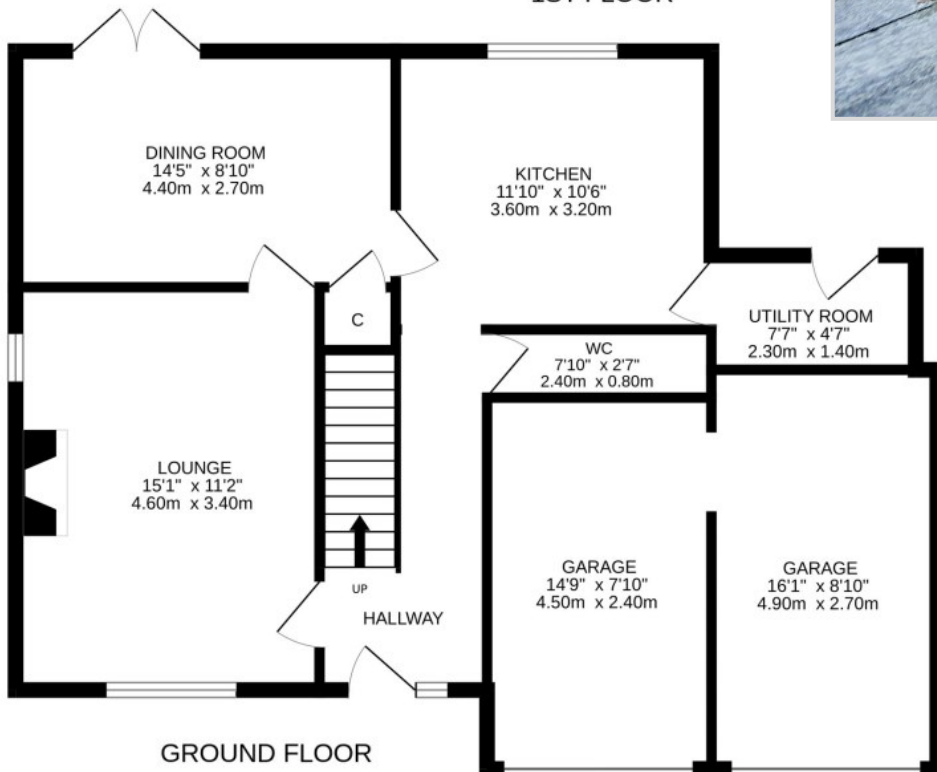








1ST FLOOR



GROUND 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.