

MAYHURST

PERTH ROAD, GILMERTON, CRIEFF, PH7 3LZ



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Irving Geddes are delighted to bring to the market this three bedroom detached cottage located in the small village of Gilmerton, close to the sought after Perthshire market town of Crieff. The property is located off the main road down a small lane, resulting in a high degree of privacy and lovely south-facing views of the surrounding countryside. The well proportioned accommodation is split over two floors & comprises on the ground floor: HALL, LOUNGE, KITCHEN with UTILITY ROOM, BEDROOM THREE and SHOWER ROOM. The upper floor comprises TWO DOUBLE BEDROOMS. The property is warmed by oil central heating and is double glazed throughout.

The property has unrestricted parking nearby and a large private garden. The timber sun deck provides a lovely outlook, with stairs leading to the garden, which requires some remedial work. There is also a detached brick built store to the side of the property.

A charming property offered in move-in condition and also allowing for further development/modernisation. Likely to have broad appeal and early viewing is advised.

Council Tax Band 'C' **Energy Performance** Rated 'D'

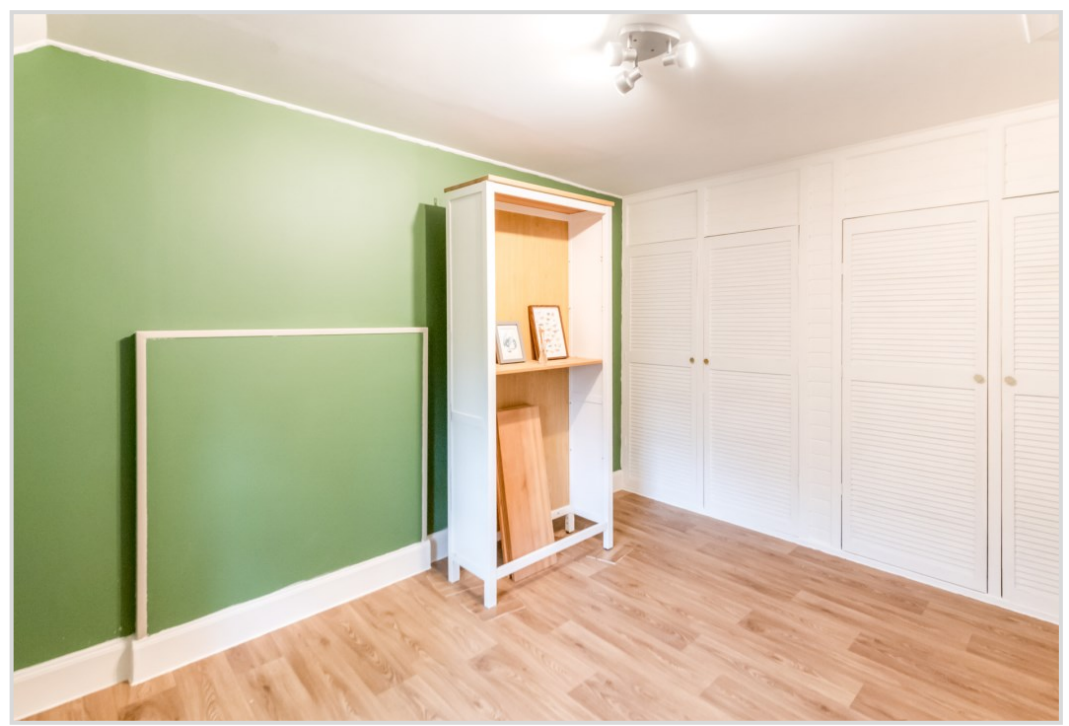
Viewing by appointment through Irving Geddes on 01764 653771.

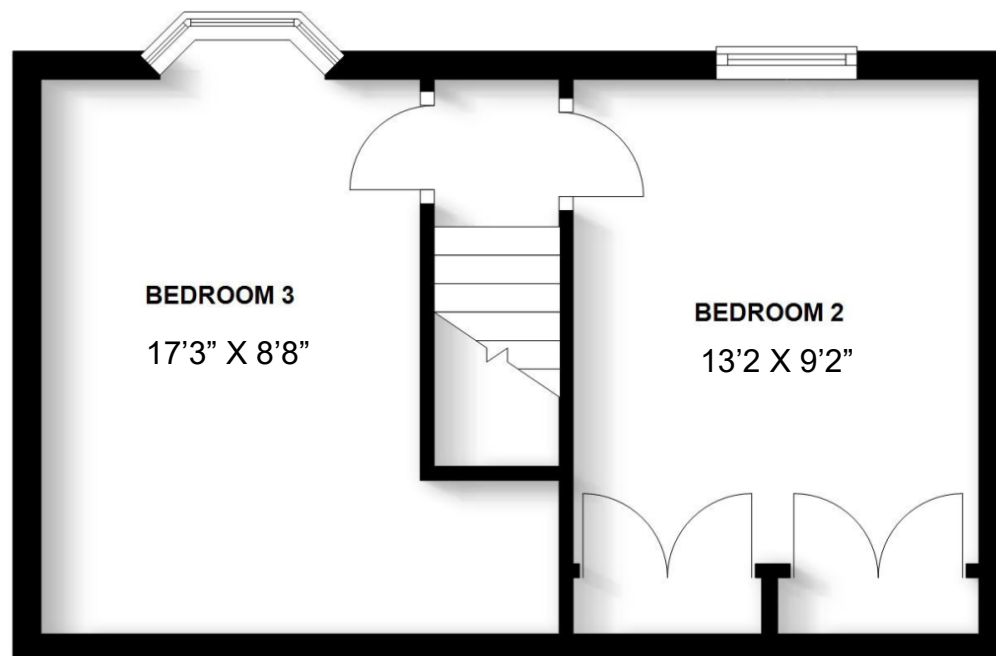
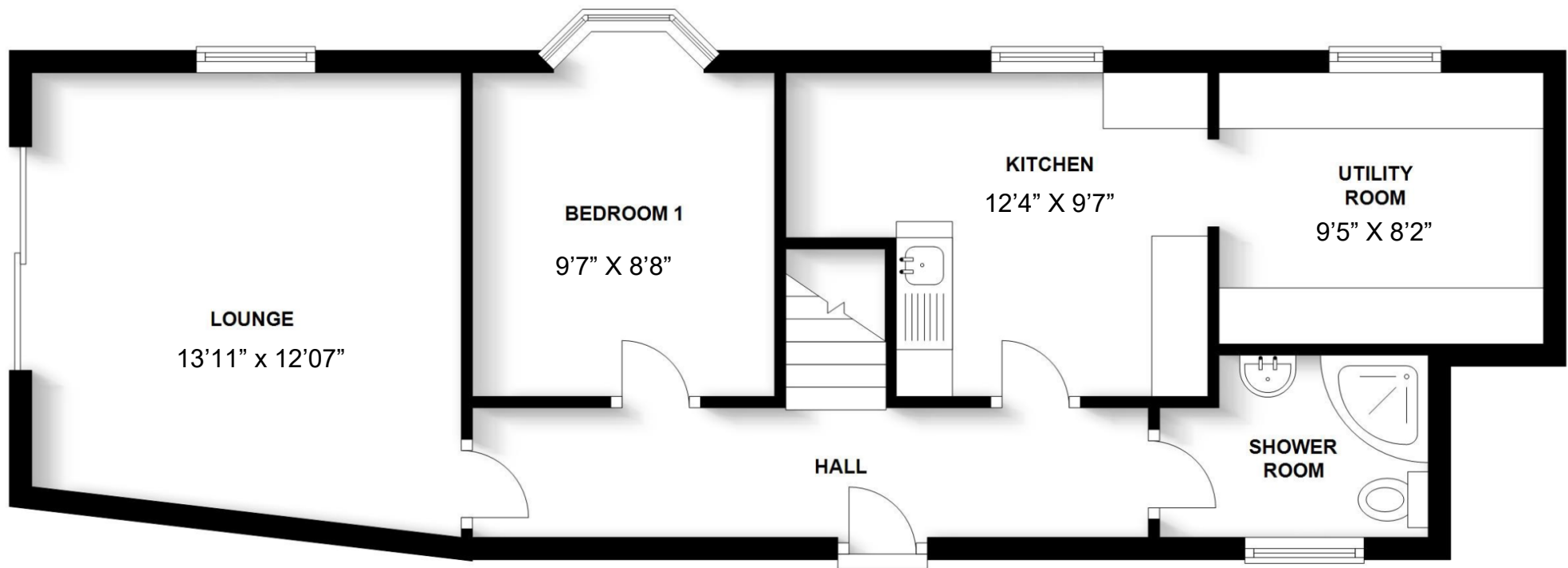
Video Walkthrough <https://my.matterport.com/show/?m=tzqHuZyW8RU>











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

Aberfeldy

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