



24 Beattie Gardens, Crieff, PH7 3FD

Offers Over £49,000 (25% Share)

24 Beattie Gardens, Crieff PH7 3FD

We are delighted to offer for sale this **25% Shared Ownership** of an end terrace family villa located within the ever popular Perthshire Market Town of Crieff.

The current occupancy payment of £350.77 per month is payable to Hillcrest Housing Association, this represents rent for the remaining 75% share, along with buildings insurance & service charge. This figure will increase on 1st April to £354.96. **There is an option to purchase 100% - Home Report Value £175,000.** NB. Acceptance will be subject to Hillcrest Allocations Policy and, where applicable, they may take up necessary tenancy references.

The property lies within easy reach of the many amenities and services available within the town such as shops, restaurants, cafes, quality schooling facilities and an array of outdoor pursuits. The property is presented in true move-in condition throughout and has been tastefully styled and decorated by the present owner to create a bright and generous family home.

The ground floor accommodation comprises; **Entrance Hallway, Lounge with under stair storage, Dining Kitchen, Utility Room, separate WC.** The first floor comprises; **Landing, Floored Attic Space** with ladder, **Family Bathroom, Master Bedroom & one further Bedroom.** The property is warmed by electric heating (installed 2024) & double glazed throughout.

Energy Performance Rating 'D'

Council Tax Band 'C'

3D Tour <https://my.matterport.com/show/?m=ir6EFRaan7E>

Externally:

The property boasts off-street parking for 2 vehicles and low maintenance gardens to the front and rear. Off-street parking is located to the side of the property with a loc-bloc driveway, this can be accessed via the rear garden gate. The south facing, fully enclosed rear garden is laid mainly to lawn & comprises an area of paviour slabs with space for table and chairs ,





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.

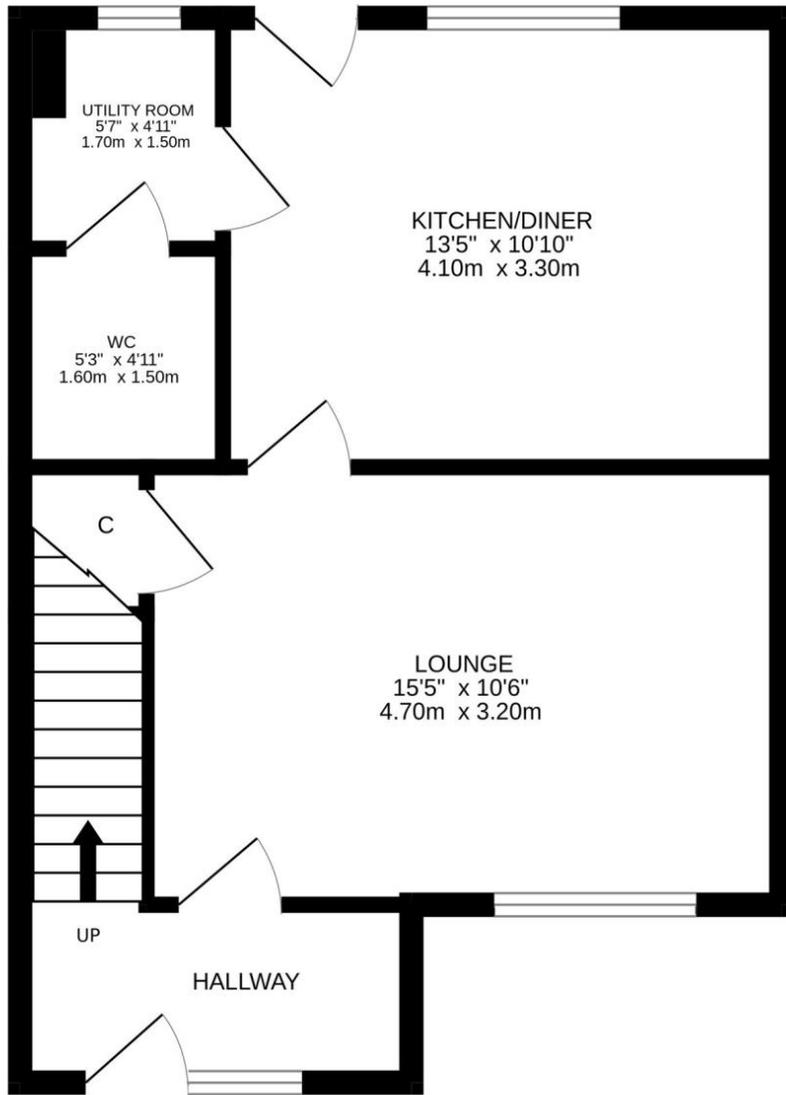


These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

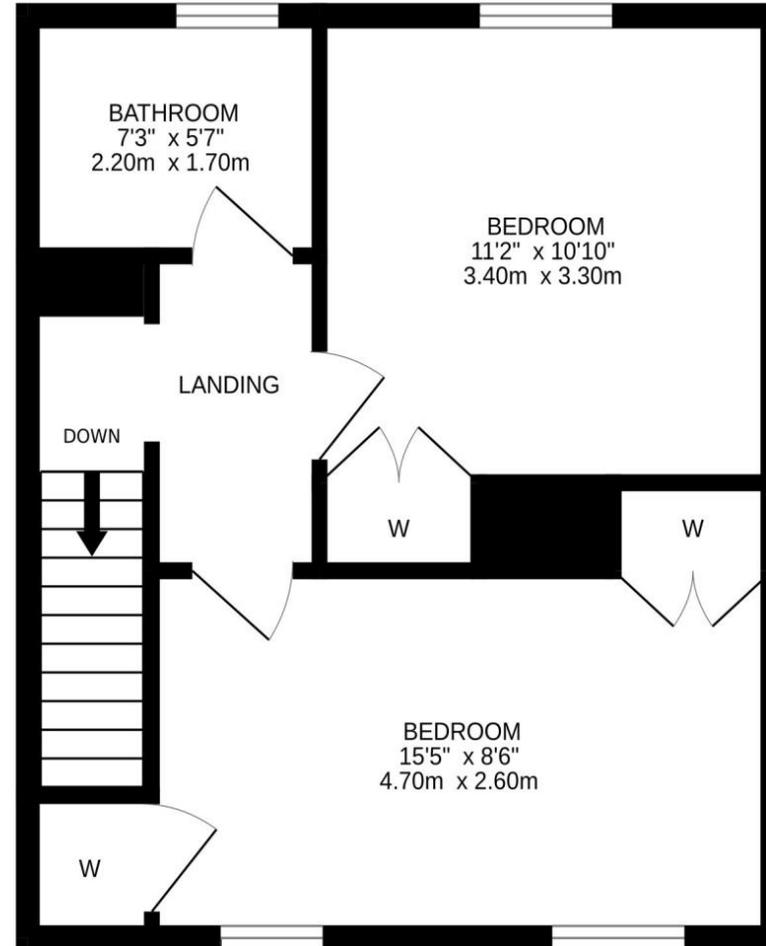


These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

GROUND FLOOR



1ST FLOOR



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





PARKING SPACE