

ROSE COTTAGE

21 DOLLERIE TERRACE, CRIEFF, PH7 3ED

IrvingGeddes
W.S. • Solicitors • Estate Agents



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Irving Geddes are delighted to offer for sale this charming 3 bedroom detached villa located in a sought after residential area of Crieff. Enjoying private front and rear gardens, unrestricted on-street parking, DG and GCH.

The accommodation comprises on the ground floor; HALL with storage, large LOUNGE with double doors to CONSERVATORY, DINING ROOM with stairs to upper floor, fitted KITCHEN with rear access to garden, and BATHROOM. The upper floor has been fully insulated and houses THREE BEDROOMS, the master with EN-SUITE SHOWER ROOM.

Rose Cottage sits within attractive, manageable, and well maintained gardens. The front has small areas of grass and a paved path. The fully enclosed rear has areas of lawn, a paved path, mature planting, two timber sheds & greenhouse. Please note that the external photography shown has been digitally enhanced with additional flowers and foliage.

A well proportioned villa presented in move-in condition. Likely to have broad appeal and early interest is recommended.

Video <https://my.matterport.com/show/?m=xu6eWHMZQ49>

Energy Performance Rated 'tbc'. **Council Tax** Band 'D'.

Services Mains electric, gas, water and drainage.

Viewing Strictly by appointment through Irving Geddes.

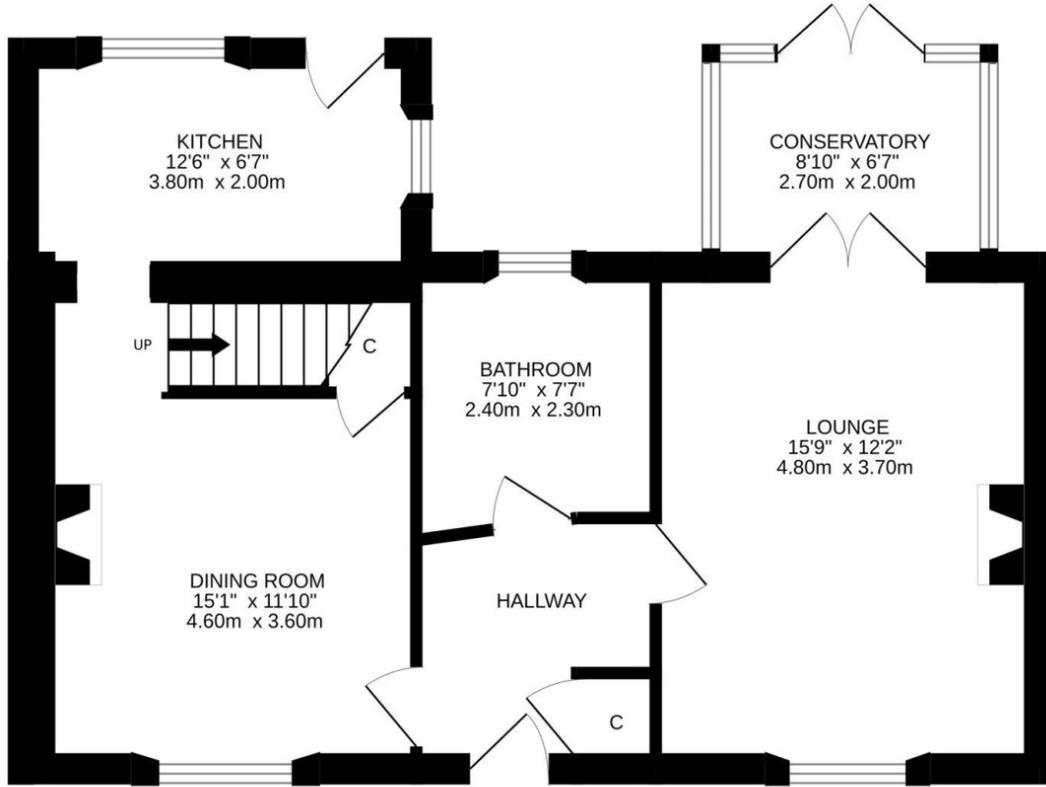




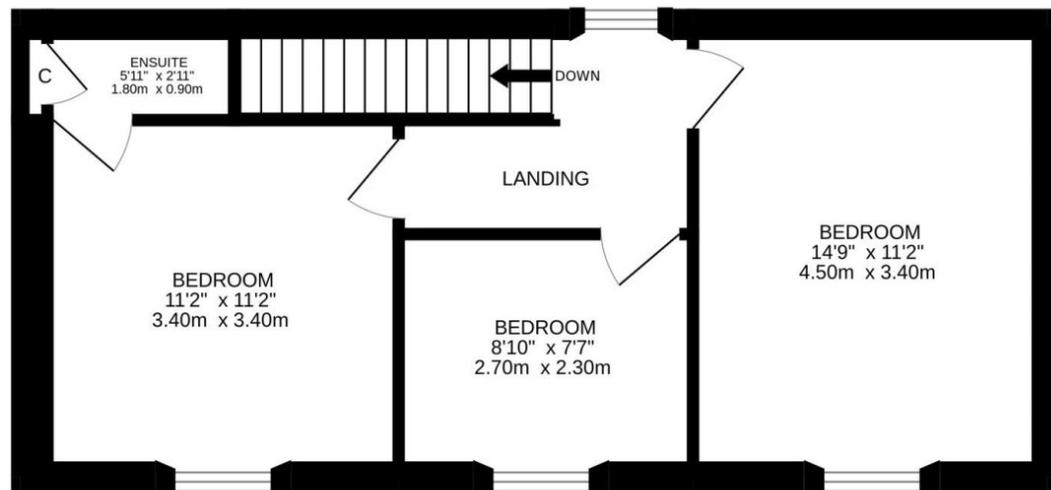




GROUND FLOOR



FIRST FLOOR



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

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25 West High Street, PH7 4AU
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14 Comrie Street, PH7 4AZ
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Comrie
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Tel: 01764 670325

Aberfeldy
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