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Semi-Detached Villa

Two Bedrooms

Large Lounge

GCH & DG

Open Fire

Attractive Garden

Off-Street Parking

5 Alligan Crescent, Crieff, PH7 3JT

Guide Price £105,000



Description

Well-proportioned semi-detached villa located close to all local amenities, in the beautiful Perthshire market town of Crieff. With accommodation over two floors comprising on the ground level; Lounge, Kitchen, Utility with two Double Bedrooms and bathroom on the upper floor. Externally the property boasts a most attractive landscaped garden with off-street parking to the front. With double glazing, gas central heating, an attractive open fire and the possibility to further develop the accommodation, the property is a welcome addition to the market and early viewing is advised.

Lounge (14'8" x 12')

Sizeable reception room located to the front of the property. Attractive open fire with cast iron Insert & solid wood surround. Shelved recess and ample room for a range of furniture.

Kitchen (11'6" x 8')

Good-sized kitchen with large window over looking the rear garden. Range of wall and base units with ample room & plumbing for white goods. Integral electric oven and inset hob. Large under-stair storage and access to utility room.

Utility Room

Additional units and large storage cupboard. Rear door to patio area.

Upper Landing

Providing access to upper accommodation. An access hatch leads to a large attic area which, evident with other property in the

area, may provide an opportunity to convert into further accommodation subject to obtaining the necessary permissions.

Bedroom One (12'4" x 10'4')

Double located to the rear with open aspect over the garden. Built-in wardrobe.

Bedroom Two (12' x 10'6')

Good-sized second double located to the front. Two double glazed windows and large built-in wardrobe.

Bathroom

Bright bathroom with white suite comprising bath with electric shower over, WC and wash and basin.

Exterior

A notable feature of the property is the landscaped garden to the rear. A large patio area adjacent to the property with timber shed leads through a planted pergola to

a raised decked patio with a large area laid to lawn, planted beds & 2 further timber sheds. The front garden has an area laid to lawn and ample off-street parking.

Directions

From East High Street, turn right into Leadenflower Street which becomes Leadenflower Road and left into Ramsey Street. Take the first left into Alligan Road, bearing left at the fork and the property will be found immediately on the left.

Viewing

Strictly by appointment through Irving Geddes on 01764 653771 or 670325. www.irvinggeddes.co.uk

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