



19 Nellfield Road, Crieff, PH7 3DU
Offers over £295,000

4 2 2 C



- Attractive detached villa
- Generous living room
- Very private rear garden
- Double glazing
- Freshly decorated
- 4 bedrooms 1 en-suite
- Dining room
- Gas central heating
- Double garage
- Newly carpeted

This generous detached villa enjoys a quiet and convenient position within the historic Perthshire town of Crieff. Boasting 4 bedrooms and 2 reception rooms, the property has been newly carpeted and decorated throughout and benefits from plentiful off-street parking including a double garage. It also features good storage space, a very private rear garden, gas central heating and double glazing including newly replaced double glazed window panes.

On the ground floor there is an entrance hallway, a handy downstairs WC, generous living room, kitchen, separate utility room and a dining room with doors out into the rear garden. Onto the first floor there is a family bathroom, master bedroom with its own en-suite shower room and three additional bedrooms. To the front of the property there is an area of lawn and a double-width driveway leading to the double garage. The garden to the rear enjoys a high degree of privacy and features a large area of lawn and slabbed patio.



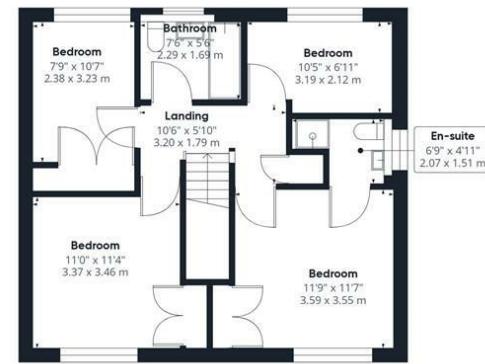


Location

The popular market town of Crieff is well known for its central location and spectacular surrounding countryside. Crieff town centre offers a wide range of restaurants, delis, cafes, boutiques and supermarkets. The surrounding countryside with its picturesque views also offers a wide range of outdoors activities like fishing, shooting, lots of popular walks and several golf courses. A wide choice of leisure facilities are also available like Crieff Hydro's gym and Victorian spa and the community campus offering many classes to suit all ages. With its central location Crieff is well located for commuting to Perth, Stirling, Edinburgh and Glasgow with its central location.







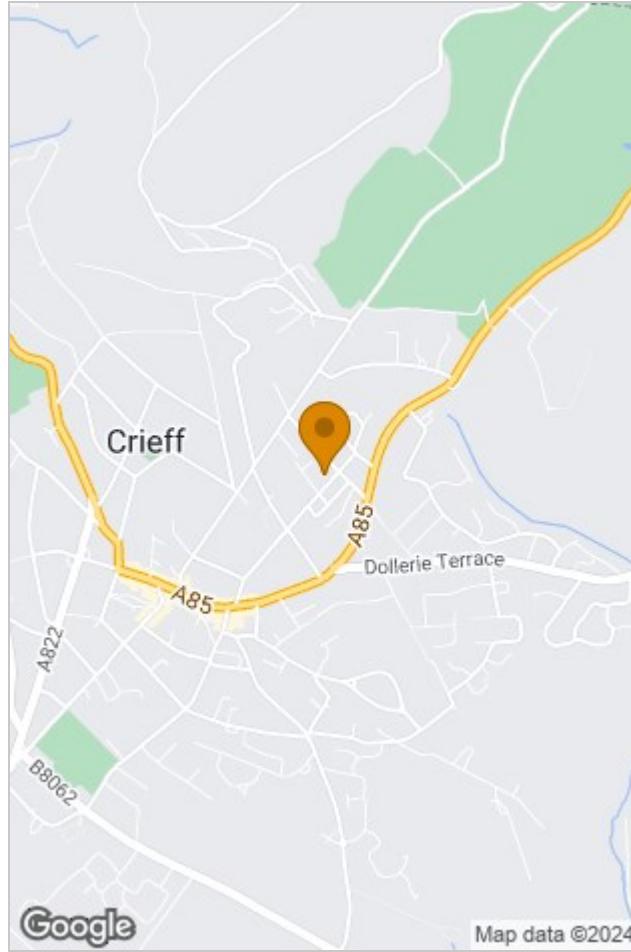
Approximate total area⁽¹⁾

1424.21 ft²
132.31 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C		72	86	(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC		Scotland	

Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.