



**Premier  
Properties**  
Perth



## 14 Drummond Street, Crieff, PH5 2AN Offers Over £179,950

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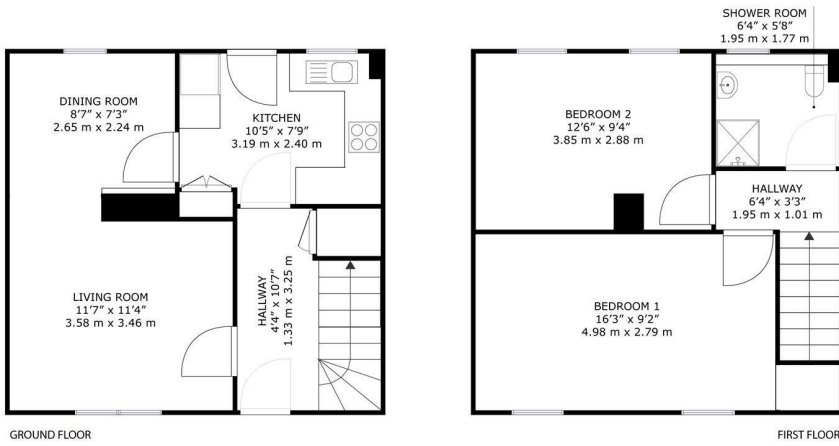
The property is arranged over two levels and comprises a welcoming entrance hall, a stylish and spacious living/dining room with a feature fireplace, and a modern kitchen complete with integrated appliances. Upstairs, there are two well-proportioned double bedrooms and a contemporary, well-appointed bathroom.

Externally, the property offers off-street parking for one vehicle, along with two areas of private garden ground, predominantly laid to lawn, providing excellent outdoor space.

Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

- 2 double bedrooms
- 1 modern bathroom
- Spacious reception room
- Off street parking
- Perfect first time buyer opportunity
- Private garden grounds
- Viewing recommended





**14, Drummond Street Muthill, Crieff, PH5 2AN**

GROSS INTERNAL AREA  
 GROUND FLOOR: 332 sq. ft., 30.8 m<sup>2</sup>, FIRST FLOOR: 352 sq. ft., 32.7 m<sup>2</sup>  
 TOTAL: 684 sq. ft., 63.5 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		(92 plus) <b>A</b>	93
(81-91) <b>B</b>		(81-91) <b>B</b>	82
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>	42	(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs			
<b>Scotland</b>		<b>Scotland</b>	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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