

44 COMMISSIONER STREET  
CRIEFF, PH7 3AY



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## 44 COMMISSIONER STREET, CRIEFF, PH7 3AY

We are delighted to offer for sale this very well presented three bedroom mid terrace villa centrally located in the ever popular Perthshire town of Crieff. Well-proportioned family accommodation set over two floors with unrestricted on street parking and a large south-facing rear garden.

The ground floor comprises; HALL with stairs to upper floor and storage beneath, the DINING ROOM is dual aspect and has a gas fire & recessed storage, the LOUNGE with feature wall and gas fire has a door to rear GARDEN ROOM which has sliding patio doors. A small rear hall, linking the garden room & kitchen, has a SHOWER ROOM off & rear door access. The KITCHEN is set to the rear of the property overlooking the garden. The first floor has a landing with hatch to a sizeable attic, 2 large DOUBLE BEDROOMS with built-in wardrobes & dual-aspects, a SINGLE BEDROOM, & spacious SHOWER ROOM.

A notable feature is the sizeable fully enclosed south-facing rear garden. An attractive and well maintained outdoor space, with a terraced patio area immediately to the rear with a rockery & mature planted borders. A spacious lawn extends to the rear. There is also pedestrian access from the garden onto Commissioner Street via neighbouring lanes.

A superb property with broad appeal, enjoying a central location within easy walking distance of amenities. Early viewing advised.

**Video Tour** <https://my.matterport.com/show/?m=KfoKDXNxj9>

**Energy Performance** Rated 'E'      **Council Tax** Band 'D'

**Viewing** Strictly by appointment through Irving Geddes

**Services** Mains electric, gas, water and drainage.

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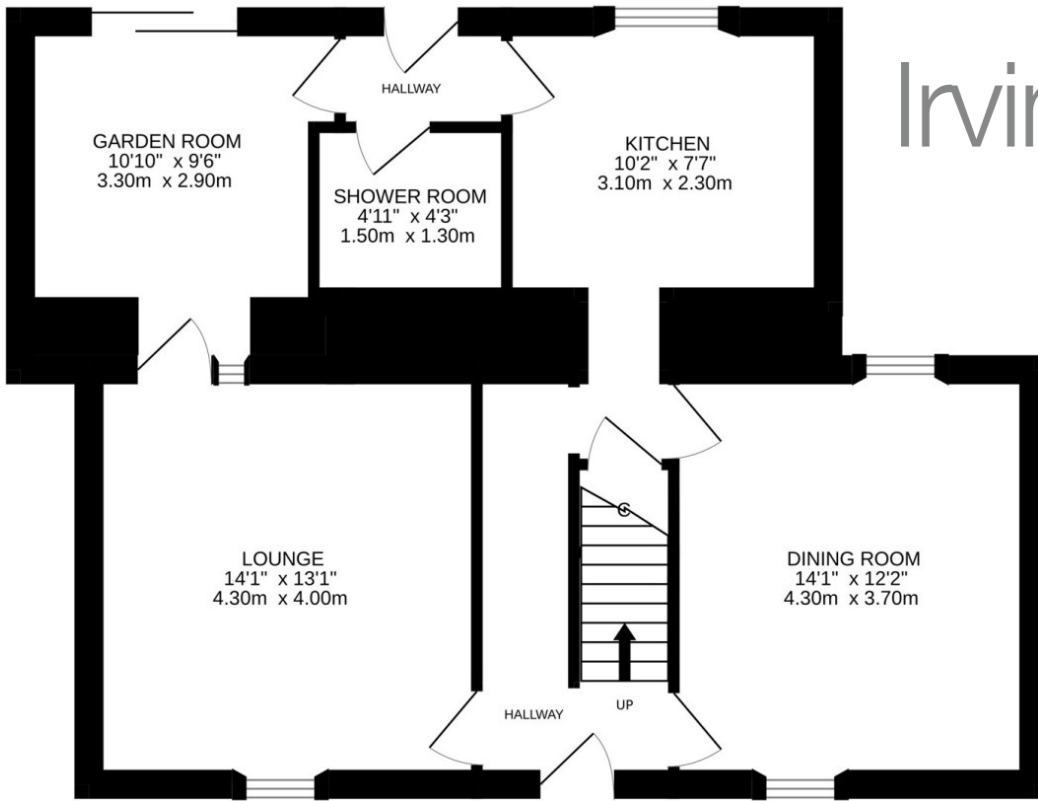




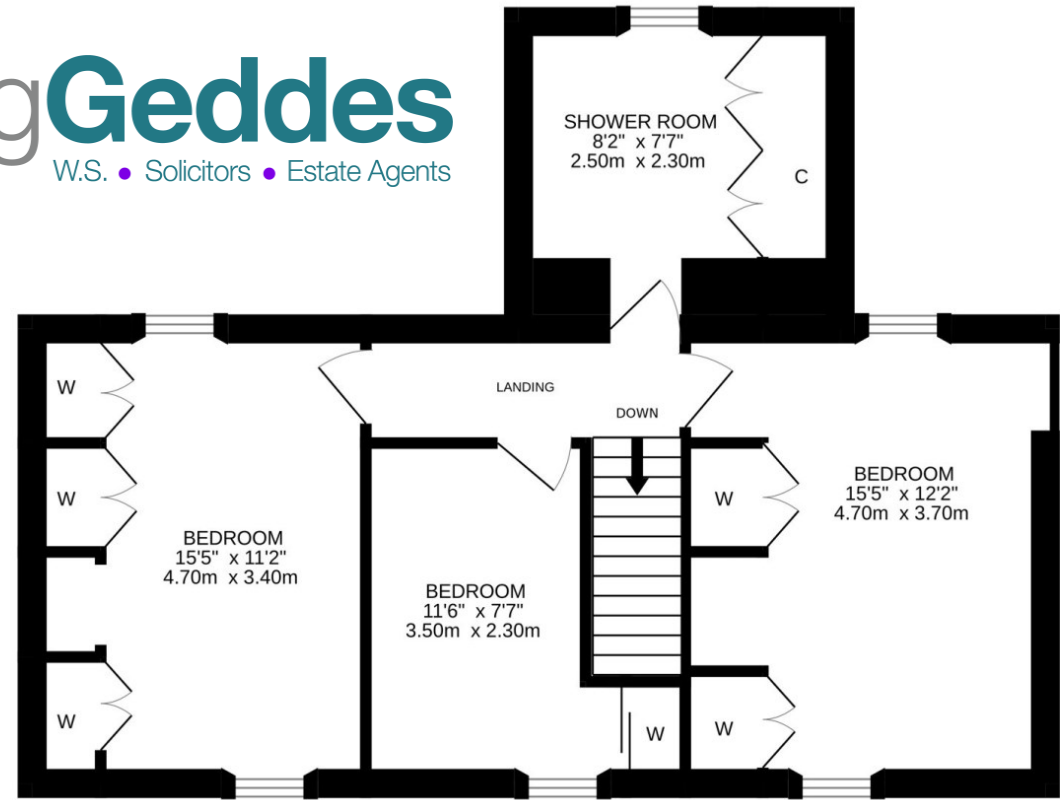




Ground Floor



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 are approximate only.





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**Comrie**

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**Aberfeldy**

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