

23 HILL STREET  
CRIEFF, PH7 3BU



**IrvingGeddes**  
W.S. • Solicitors • Estate Agents



## 23 HILL STREET, CRIEFF, PH7 3BU

Irving Geddes are delighted to offer for sale this fully modernised three bedroom end terrace villa enjoying a very central location in the ever popular market town of Crieff. Set over two floors, the layout comprises on the ground floor; **ENTRANCE HALL**, spacious **LOUNGE**, quality fitted **KITCHEN** with French doors to rear garden & additional door leading to side pathway, large **DINING ROOM** and **SHOWER ROOM**.

Upper floor comprises; Three **BEDROOMS** & family **BATHROOM**. The property is warmed by gas central heating and is double glazed throughout.

The property is pavement line to the front and has a paved access path leading along the gable, giving access into the rear garden area which is also accessed via the rear entrance doors. There are steps leading up to the rear garden area and there is a paved patio area and areas laid to grass with mature trees and shrubbery areas. Boundaries are formed by masonry walls and timber fencing. Unrestricted on street parking is available to the front.

Likely to have broad appeal the property enjoys an excellent location within easy walking distance to the town centre amenities.

Energy Performance Rated 'D'

Council Tax Band 'D'

3D Tour <https://my.matterport.com/show/?m=j8PRZGUPMhV>

























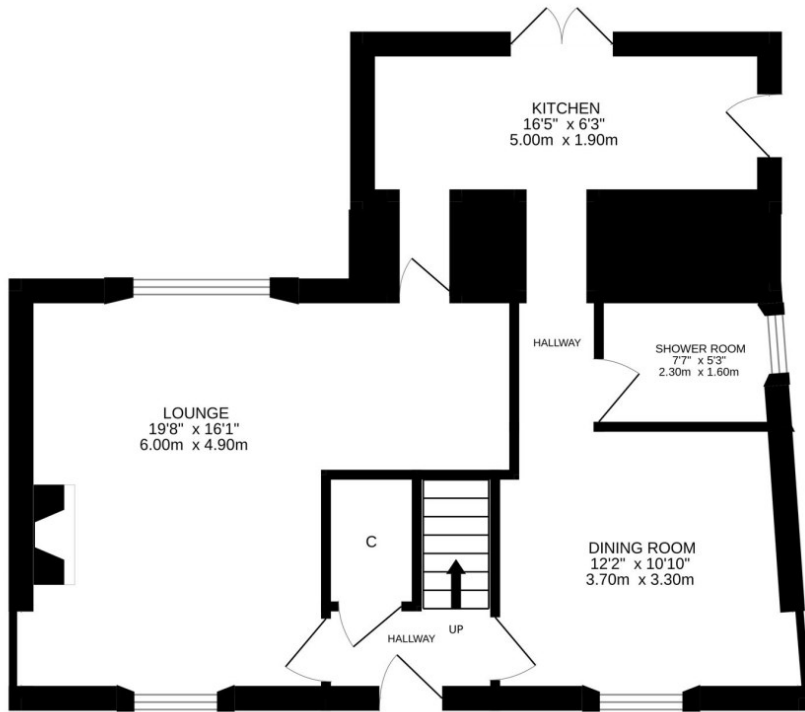




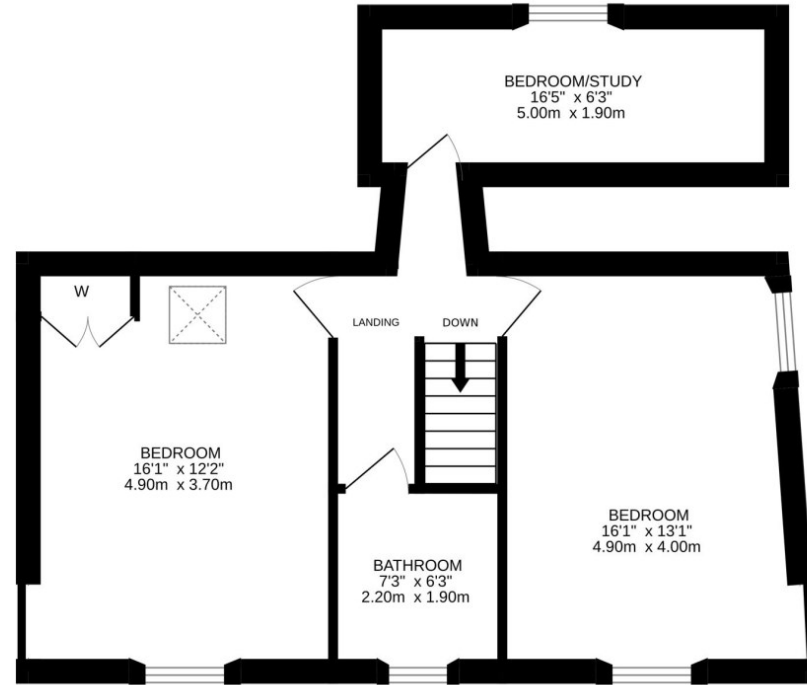




## GROUND FLOOR



## 1ST FLOOR



These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. They are provided as a general guide and may be subject to change. All measurements are approximate only.

Thinking of selling?  
Call us now for a free valuation for your own property.

Crieff  
25 West High Street, PH7 4AU  
Tel: 01764 653771

Comrie  
1 Drummond Street, PH6 2DW  
Tel: 01764 670325

Aberfeldy  
6 The Square, PH15 2DD  
Tel: 01887 822722





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