

41/8 COMMISSIONER STREET
CRIEFF, PH7 3AY



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Irving Geddes are delighted to offer for sale this well-proportioned one bed flat occupying a private location off Commissioner Street, centrally located in the ever popular Perthshire town of Crieff. A small tenement block of properties enjoying a private position, with no.8 located on the upper floor. The property has main door access to the rear of the block with external stairs (with private under-stairs storage) leading to a covered external porch (with communal store). The layout comprising; HALLWAY with walk-in storage, LOUNGE with shelved press, fully-fitted KITCHEN, DOUBLE BEDROOM with built-in wardrobe and BATHROOM. Accessed via a pull down ladder in the hall there is a large floored and lined attic space with power and lighting, Velux window and eaves storage. Externally there is an area of communal lawn and unrestricted on-street parking. The property will have much appeal to the first time buyer or investor and will be a welcome addition to the market.

Lounge - 13'6" x 10'6"

Kitchen - 10'6" x 8'0"

Bedroom - 10'6" x 10'4"

Attic - 20'2" x 10'0"

Directions

From the centre of Crieff, James Square, head down Kings Street taking the second left into Commissioner Street. Passing the first tenement block there is a small lane immediately on the left. The property is accessed to the rear through a gate on the right.

Energy Performance Rated 'E'

Council Tax Band 'A'

Viewing Strictly by appointment through Irving Geddes 01764 653771.

IrvingGeddes
W.S. • Solicitors • Estate Agents







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.



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