

8 MAXTONE TERRACE
GILMERTON, CRIEFF, PH7 3ND



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We are delighted to offer for sale this well-proportioned three bedroom end-terraced villa enjoying a quiet cul-de-sac setting in the popular small village of Gilmerton, some 2 miles from the bustling market town of Crieff.

Set over 2 floors, the layout comprises on the ground floor: HALL with stairs to upper floor, built-in storage & under-stair recess, a dual-aspect LOUNGE with wood-burning stove and dining area to the rear, and fitted KITCHEN with door to rear garden. The upper landing has built-in storage & hatch access to a partially floored attic. Two of the THREE BEDROOMS on the upper floor have built-in storage and the modern FAMILY BATHROOM comprises W.C, WHB & bath with shower over. The property is warmed primarily through electric heating, supplemented by the wood-burning stove, and is fully double glazed.

The property has private and low-maintenance front and rear gardens, & unrestricted on street parking. The front comprises an area of lawn and paved steps, the rear has a larger area of lawn bordered by timber fencing. A charming home, in move-in condition, likely to have broad appeal.

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

Viewing by appointment -Irving Geddes on 01764 653771.

Video Tour <https://youtu.be/3kl1zHTIMpE>

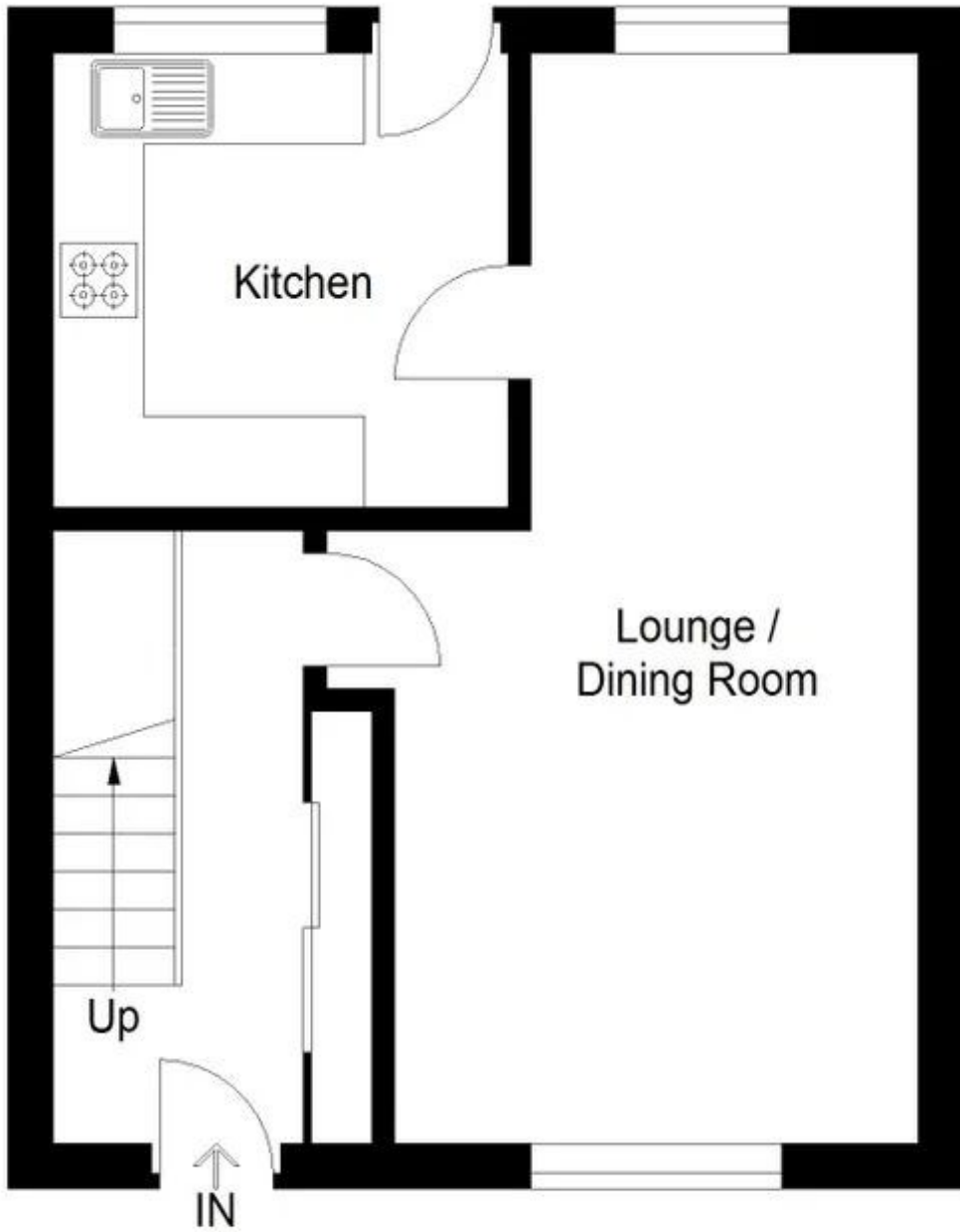
Irving Geddes
W.S. • Solicitors • Estate Agents



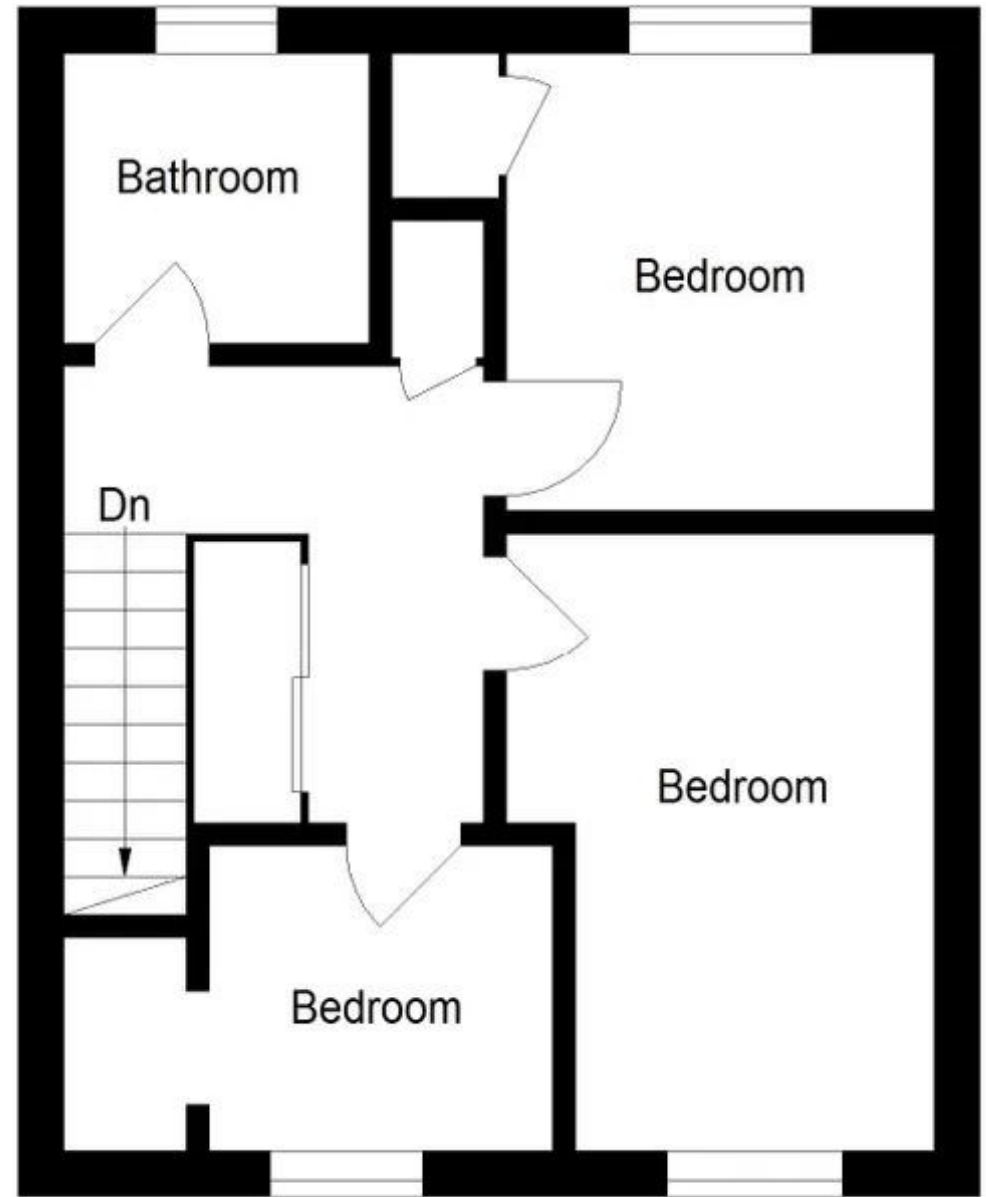








Ground Floor



First Floor



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