



48 COMMISSIONER STREET  
CRIEFF, PH7 3AY

IrvingGeddes  
W.S. • Solicitors • Estate Agents

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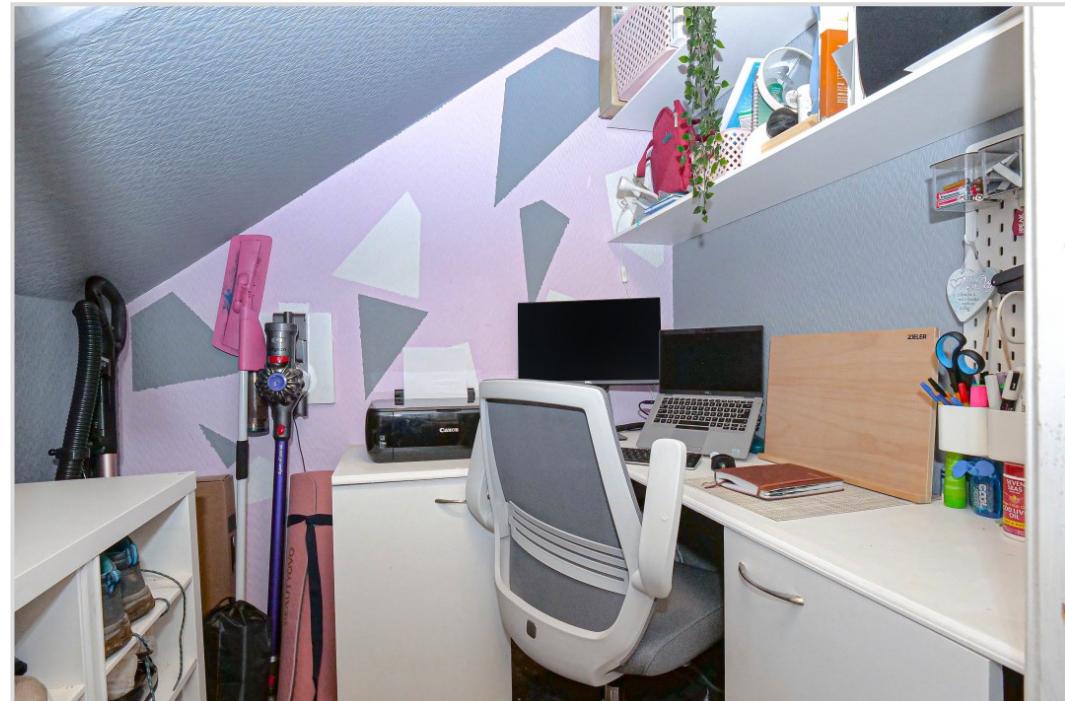
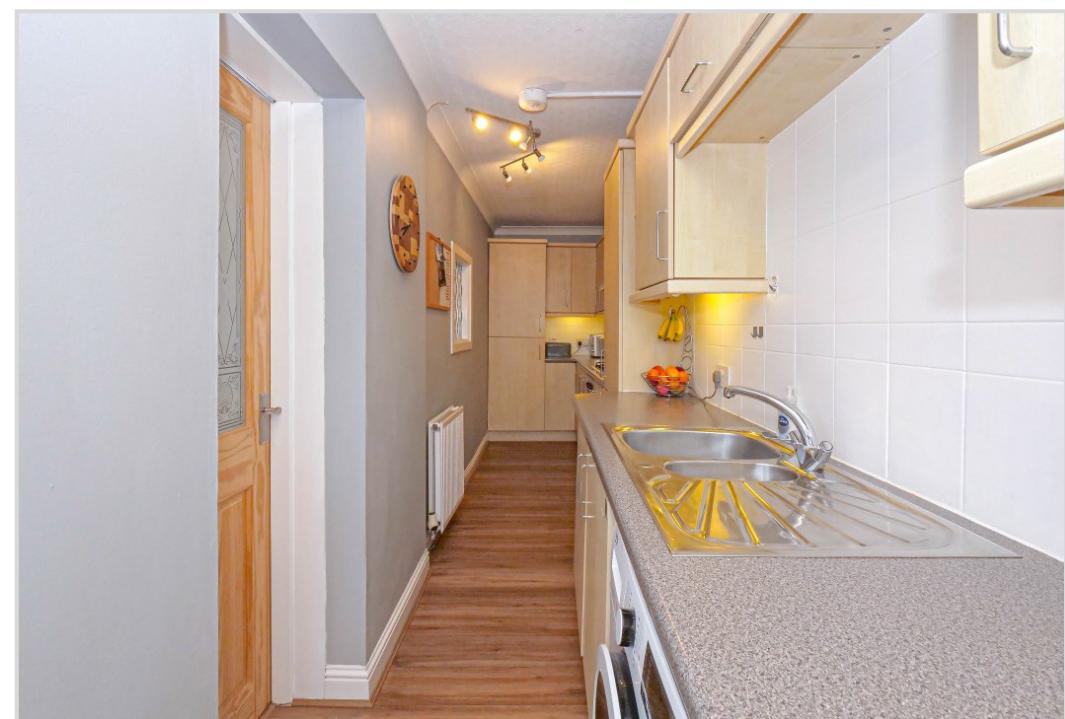
Irving Geddes are delighted to offer for sale this beautifully presented three bedroom mid-terrace villa enjoying a central location within the popular market town of Crieff. Set over two floors, the well proportioned layout comprises on the ground floor; ENTRANCE VESTIBULE, LIVING ROOM with STUDY off, open to a DINING ROOM with sliding doors to decked patio, & galley style KITCHEN with access again to rear decking. There are THREE BEDROOMS & FAMILY BATHROOM on the upper floor. The property is double-glazed throughout and is warmed by gas central heating.

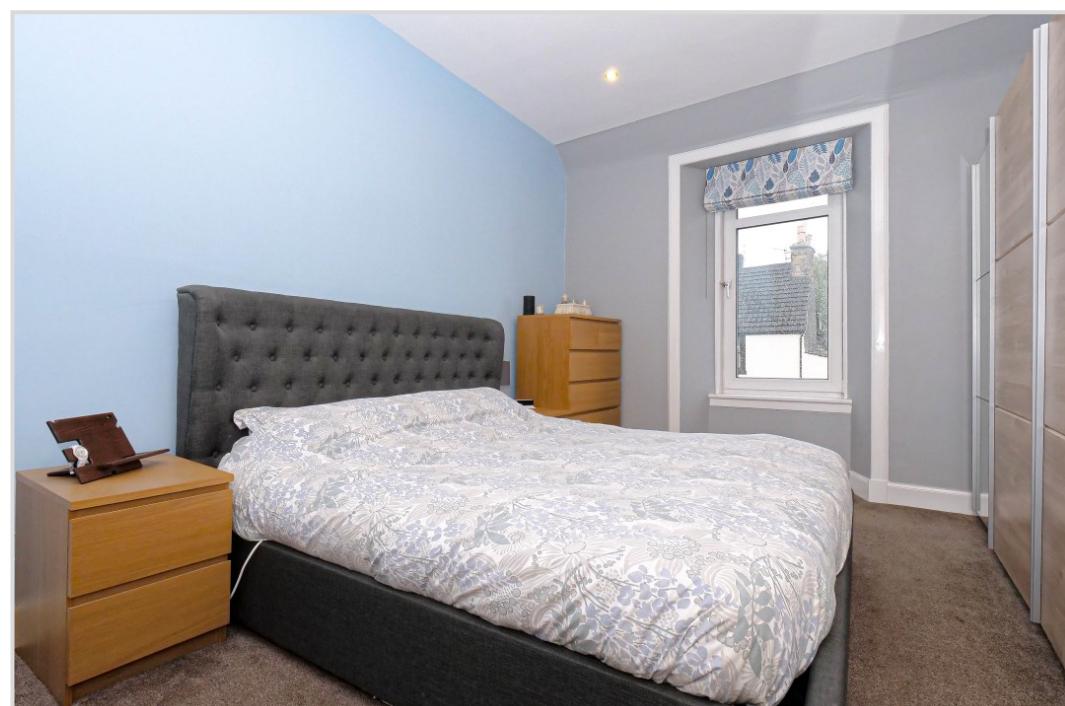
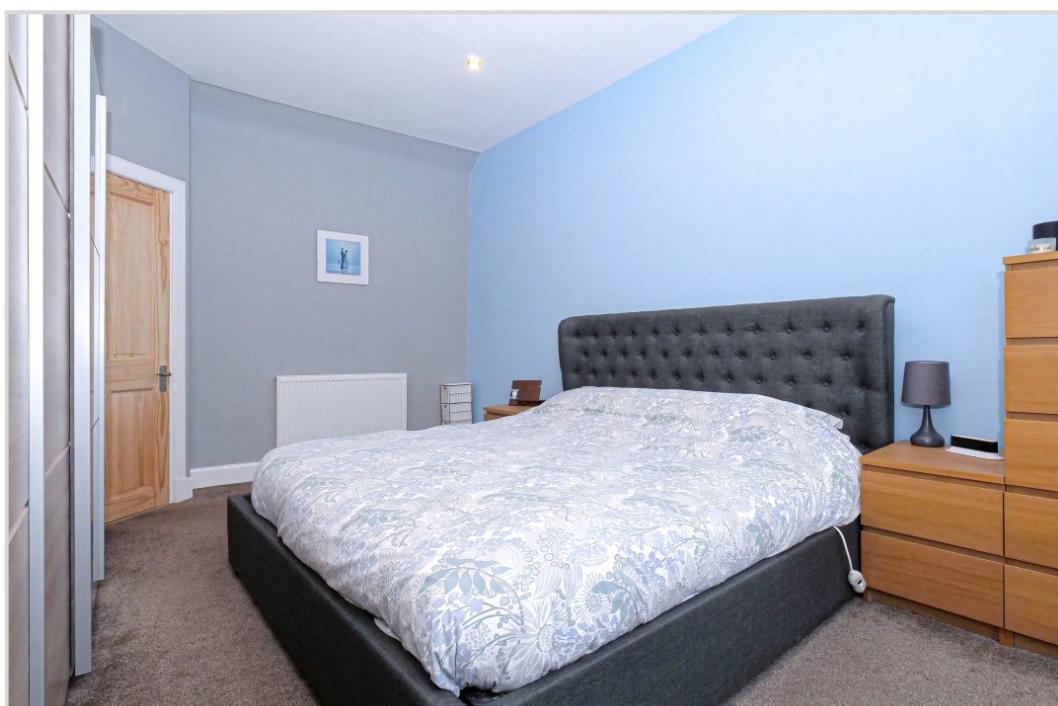
The south-facing private garden is located to the rear and laid principally to lawn. A very neatly presented garden; a decked patio immediately to the rear with stairs to the lawn with path running down the side to a timber shed/workshop at the bottom. Unrestricted on-street parking is available to the front.

A most attractive family home presented in true move-in condition, centrally located and likely to have broad appeal.













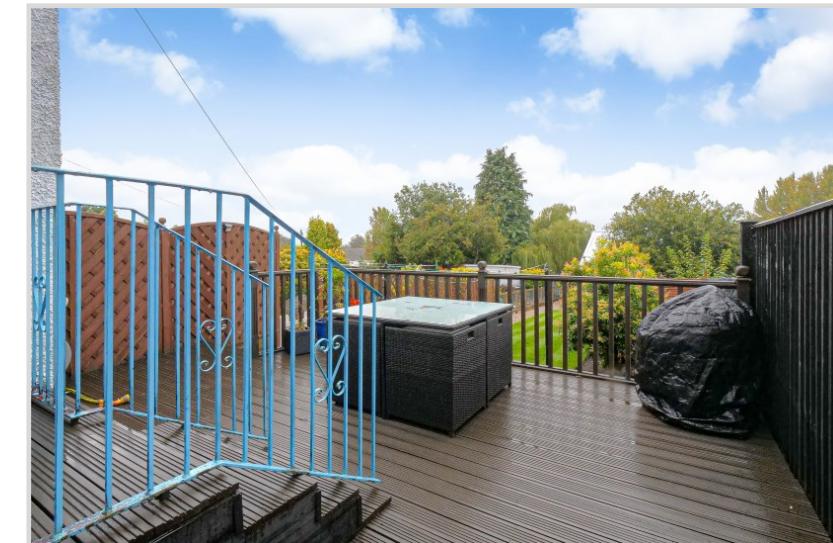
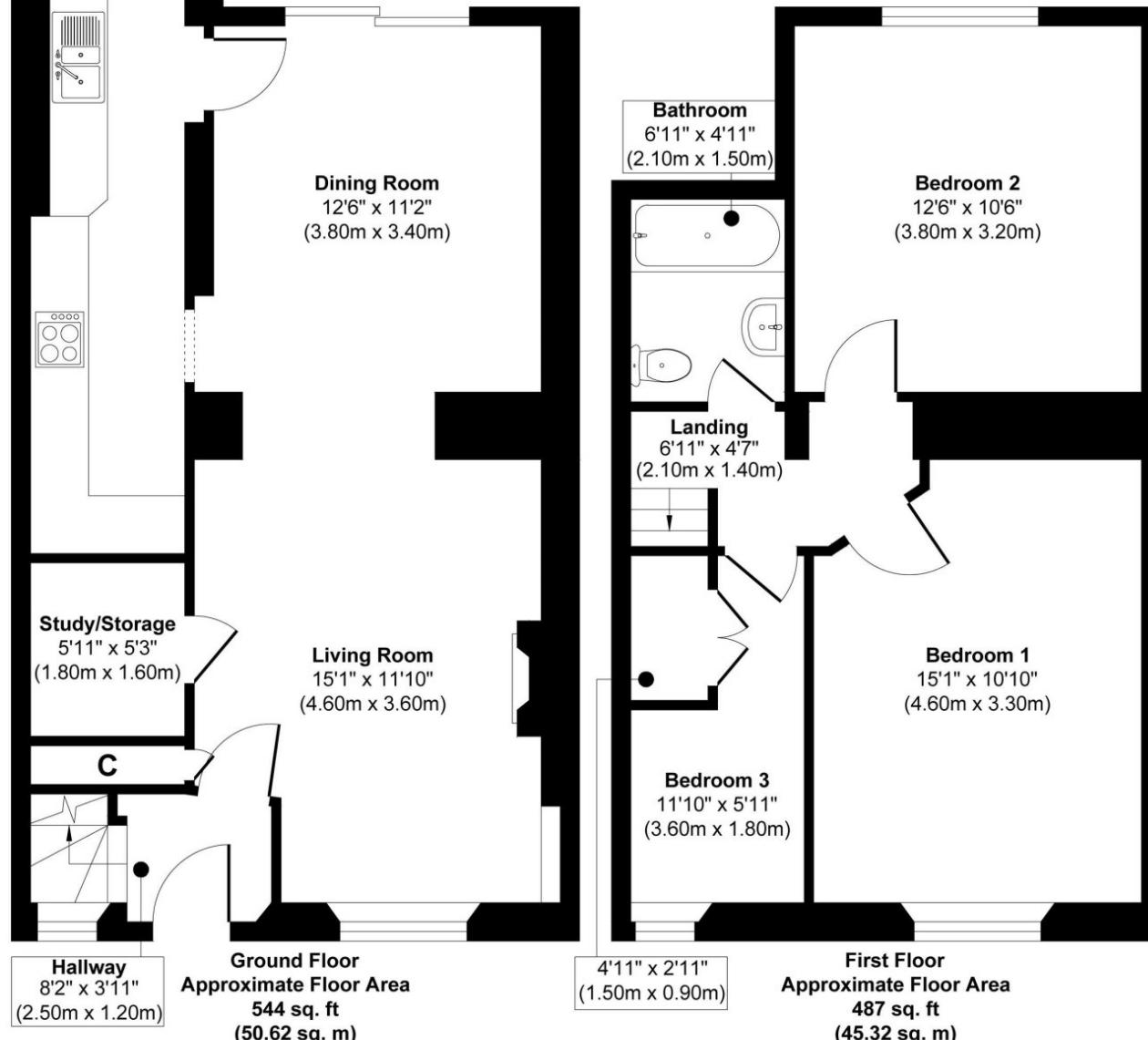
These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

**Kitchen/Utility**  
22'4" x 5'3"  
(6.80m x 1.60m)

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

**Viewing** by appointment through Irving Geddes on 01764 653771.

**Video Walkthrough** [https://youtu.be/\\_zofGxDi9Bk](https://youtu.be/_zofGxDi9Bk)



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