



24 COMMISSIONER STREET  
CRIEFF, PH7 3AY

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

## 24 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 3 floors, and comprising on the ground floor; ENTRANCE hall with stairs to upper floor and door to a good sized LOUNGE with windows to front and rear, REAR HALL with stairs to lower ground, open to a UTILITY AREA and door to internal STUDY/STORAGE ROOM. A characterful DINING KITCHEN is located on the lower ground floor and has painted ceiling beams and door to rear garden. The split-level LANDING on the upper floor has an attic hatch, and provides access to the FAMILY BATHROOM and THREE BEDROOMS. The property is double-glazed throughout & warmed by gas central heating.

A notable feature is the large fully enclosed south-facing private rear garden. There is a large roofed patio immediately to the rear, a section of lawn with mature planted borders and further paved section. There is a timber shed and an excellent timber workshop/studio.

A superb property with broad appeal, enjoying a central location within easy walking distance of amenities, unrestricted on-street parking, and presented in move-in condition. Early viewing advised.



**Irving Geddes**  
W.S. • Solicitors • Estate Agents







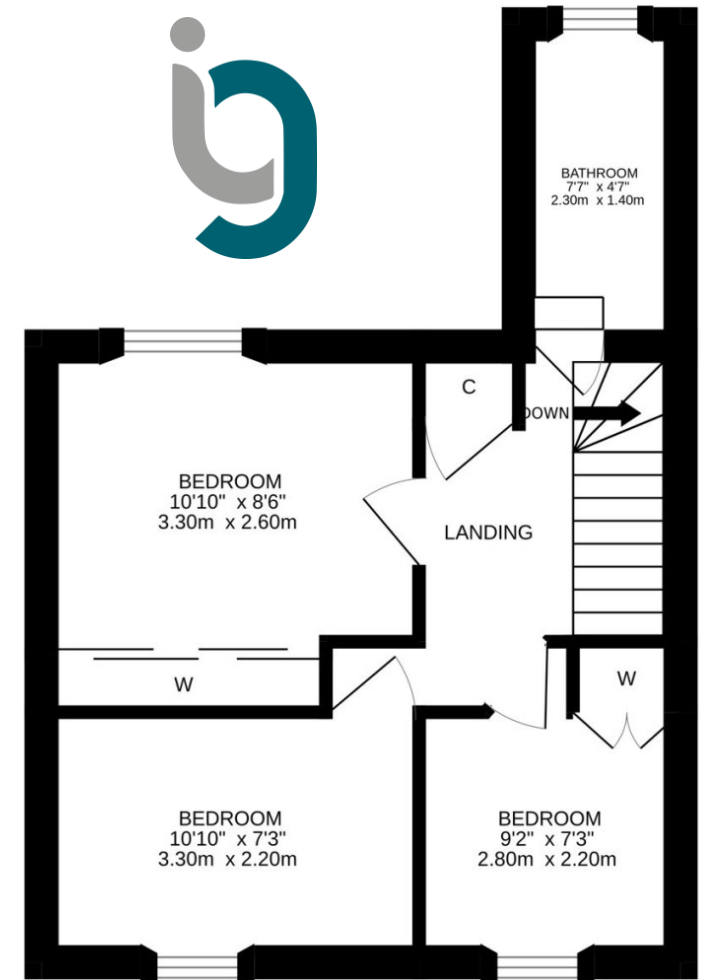
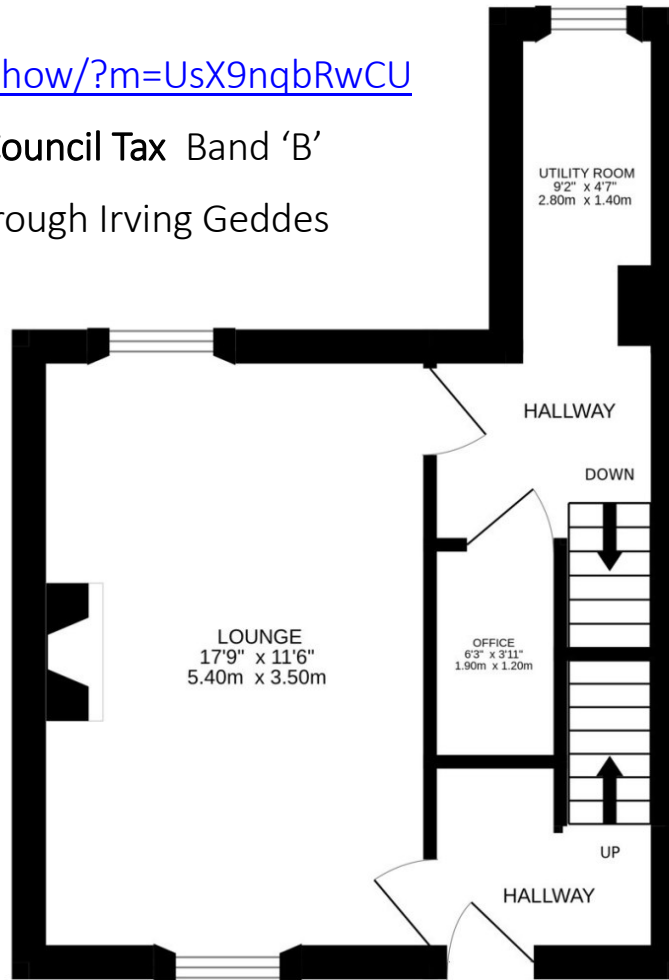
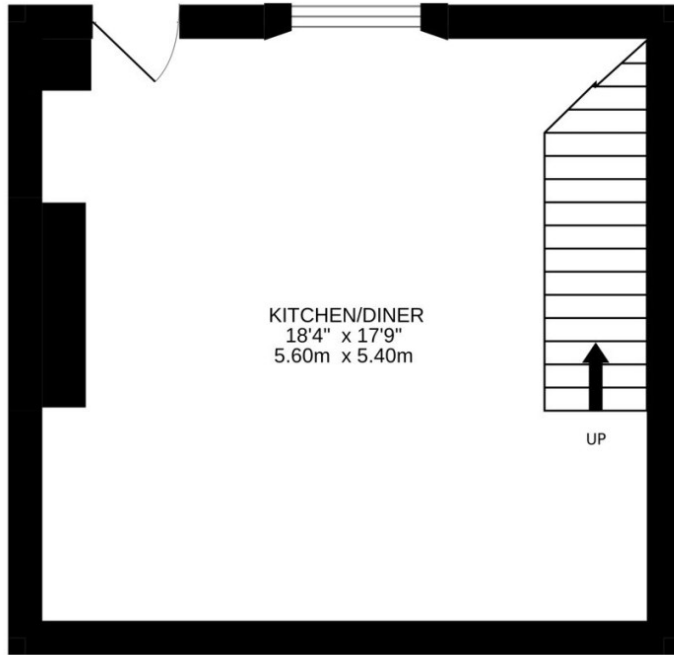




Video Tour <https://my.matterport.com/show/?m=UsX9nqbRwCU>

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

Viewing Strictly by appointment through Irving Geddes



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