

42 COMMISSIONER STREET
CRIEFF, PH7 3AY



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We are delighted to offer for sale this well presented period (c.1774) four bedroom end terrace villa centrally located in the ever popular Perthshire town of Crieff. Well-proportioned family accommodation set over two floors with unrestricted on street parking and a large south-facing rear garden. This property requires a programme of refurbishment, but offers huge potential for purchasers to place their own ideas upon.

The ground floor comprises; Entrance HALL with stairs to upper floor and storage beneath, open plan KITCHEN with dining area & door to useful lean-to with utility storage & sliding doors leading to rear garden, extended LOUNGE with lovely south facing views over the rear garden, large BEDROOM with en-suite shower room, built in wardrobes & feature fireplace. The first floor comprises; landing with window, hatch to attic space, 2 large dual aspect DOUBLE BEDROOMS with built-in wardrobes & a SINGLE BEDROOM rear facing & BATHROOM with shower over & velux window.

A notable feature is the sizeable fully enclosed south-facing rear garden. An attractive and well maintained outdoor space, with a patio area immediately to the rear leading onto a large area of lawn with mature planting and deep filled borders. In addition there are garden sheds, workshop, greenhouse & shed with aviary attached.

Warmed by gas central heating and double glazing, this is a superb property with broad appeal, enjoying a central location within easy walking distance of amenities. Early viewing advised.

Video Tour <https://my.matterport.com/show/?m=AV5rbwQUziZ>

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

Viewing Strictly by appointment through Irving Geddes

Services Mains electric, gas, water and drainage.











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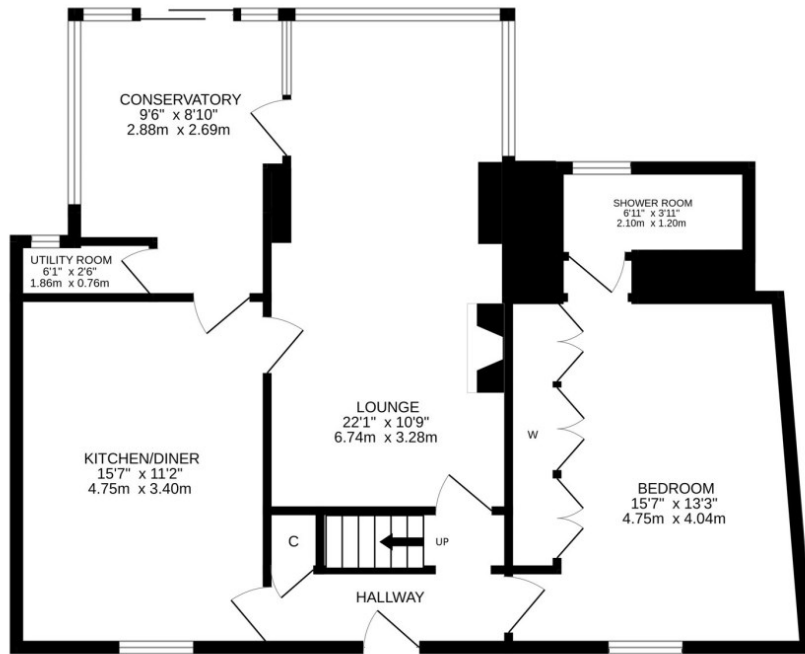








GROUND FLOOR



1ST 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